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Alaska Taxable

1991

Municipal Taxation - Rates and Policies

Full Value Determination

Population and G.O. Bonded Debt

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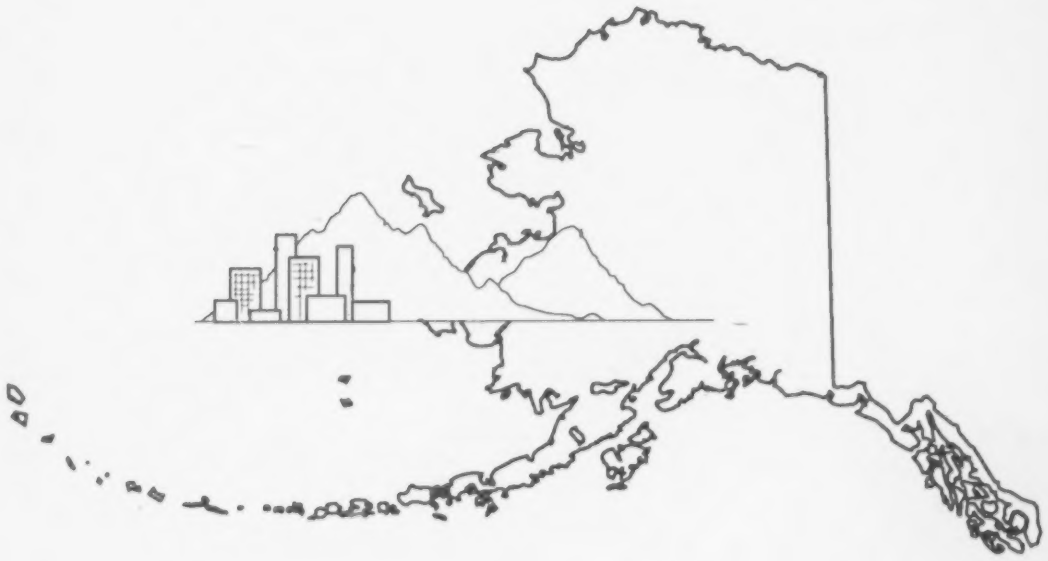
January, 1992

State of Alaska
Walter J. Hickel, Governor

Department of Community and Regional Affairs
Edgar Blatchford, Commissioner

Alaska Taxable

1991



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Alaska Taxable 1991

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Introduction

Alaska Taxable is an annual publication of the Department of Community and Regional Affairs prepared by the State Assessor's Office.

In Alaska Taxable 1991, you will find some changes from the format used in previous years. A new feature is an overview narrative on municipal taxation in Alaska. We hope this will be useful to readers who are not already familiar with our structure of municipal taxation. As additional aids, we have included an Alaska map showing the boroughs and unified municipalities and a list of the boroughs and cities located within boroughs.

New tables this year include:

- Table 1, lists the types of taxes levied by all municipalities in the State
- Table 2, lists the municipalities that levy a general sales and special sales tax and the amount of revenue raised from these levies
- Table 3, lists the municipalities that levy a property tax on real and personal property and oil and gas production property and the revenues raised from these levies.

We will continue trying to make Alaska Taxable a more useful publication. Please address any comments to:

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— State of Alaska —
Unified Home Rule Municipalities
and Boroughs
North Slope Borough
Northwest Arctic Borough
Fairbanks North Star Borough
Denali Borough
Matanuska–Susitna Borough
Municipality
of Anchorage
Haines Borough
City & Borough
of Juneau
Bristol Bay Borough
Kenai Peninsula Borough
City & Borough
of Sitka
Kodiak Island Borough
Ketchikan Gateway Borough
Lake & Peninsula Borough
Aleutians East Borough

Alaska Municipal Government Entities

Organized Boroughs and Unified Home Rule Municipalities

Unified Home Rule	3
Home Rule	4
First Class	0
Second Class	7
Third Class	1
Total Boroughs	15

Incorporated Cities

	Within Boroughs	Within Unorganized Borough	Total*
Home Rule	7	5	12
First Class	8	14	22
Second Class	31	85	116
	46	104	150

* Does not include Metlakatla, a city organized under federal law.

CITIES WITHIN ORGANIZED BOROUGHS

Aleutains East Borough	Second Class
Akutan	Second Class
False Pass	Second Class
Cold Bay	Second Class
King Cove	First Class
Sand Point	First Class
Denali Borough	Home Rule
Anderson	Second Class
Fairbanks North Star Borough	Second Class
Fairbanks	Home Rule
North Pole	Home Rule
Kenai Peninsula Borough	Second Class
Homer	First Class
Kachkemak	Second Class
Kenai	Home Rule
Seldovia	First Class
Seward	Home Rule
Soldotna	First Class
Ketchikan Gateway Borough	Second Class
Ketchikan	Home Rule
Saxman	Second Class
Haines Borough	Third Class
Haines	First Class
Kodiak Island Borough	Second Class
Akhiok	Second Class
Kodiak	Home Rule
Larsen Bay	Second Class
Old Harbor	Second Class
Ouzinkie	Second Class
Lake and Peninsula Borough	Second Class
Chignik	Second Class
Newhalen	Second Class
Nondalton	Second Class
Port Heiden	Second Class
Matanuska-Susitna Borough	Second Class
Houston	Second Class
Palmer	Home Rule
Wasilla	First Class
North Slope Borough	Home Rule
Anaktuvuk Pass	Second Class
Atqusak	Second Class
Barrow	First Class
Kaktovik	Second Class
Nuiqsut	Second Class
Point Hope	Second Class
Wainwright	Second Class
Northwest Arctic Borough	Home Rule
Ambler	Second Class
Buckland	Second Class
Deering	Second Class
Kiana	Second Class
Kivalina	Second Class
Kobuk	Second Class
Kotzebue	Second Class
Noorvik	Second Class
Selawik	Second Class
Shungnak	Second Class

UNIFIED HOME RULE MUNICIPALITIES

Municipality of Anchorage
City and Borough of Juneau
City and Borough of Sitka

PART 1

Municipal Taxation in Alaska

Part I - Municipal Taxation in Alaska

A. The Legal Framework

Articles IX and X of the Alaska Constitution and Title 29 of the Alaska Statutes establish the framework for municipal taxation in Alaska.

- The Alaska Constitution permits delegation of the state's taxation power to local governments, but limits delegation of that power to only cities and boroughs. (Article X, Section 2)
- The constitutional limitation that "no tax shall be levied ... except for a public purpose" applies to both state and municipal taxation. (Article IX, Section 6)
- Home rule municipalities are granted broad governmental powers by the Alaska Constitution, but the constitution also provides that "standards for appraisal of all property assessed by the State or its political subdivisions shall be prescribed by law." (Article IX, Section 3)
- General law municipalities are statutorily granted the right to levy a tax or special assessment and impose a lien for its enforcement. (AS 29.35.010)
- Both home rule and general law municipalities are subject to limitations on their taxing powers found in Chapter 29.45 of the Alaska Statutes. Section 29.45.010 authorizes cities, boroughs, and unified municipalities to levy a property tax. If a tax is levied on real or personal property, it must be assessed, levied and collected as provided in Chapter 29.45. Chapter 29.45 also regulates the implementation of sales and use taxes.
- Based on Section I of Article X of the Alaska Constitution, which provides that "a liberal construction shall be given to the powers of local government," it is assumed, although not expressly stated in statute, that all real and personal property is taxable unless it is specifically exempted from property taxation. It is also assumed that a municipality may impose severance taxes, as has recently been done by the Kodiak Island Borough and the Denali Borough.

B. Classification of Municipalities

All political subdivisions within the state of Alaska are termed "municipalities." The taxation powers and limitations of each type of municipality depend upon its classification. There are five categories of municipality:

- home rule city
- general law city
- home rule borough
- general law borough
- unified municipality

General law cities are incorporated as either first class cities or second class cities. General law boroughs can be incorporated as first class, second class, or third class. There is only one class of home rule city, home rule borough, or unified municipality. The latter is also a home rule political entity.

C. Taxation Limitations on the Various Classes of Municipality

Home Rule Municipalities. Home rule cities and boroughs have all legislative powers not prohibited by law or charter. Section AS 29.10.200 lists all of the sections of Title 29 that act as limitations on home rule legislative powers. Among these limitations are:

- AS 29.35.170(b) (assessment and collection of taxes),
- AS 29.45.010-570 (property taxes),
- AS 29.45.650(c),(d),(e), and (f) (sales and use taxes); and,
- AS 29.45.700(d) (sales and use taxes).

General Law Boroughs. General law boroughs are required to assess and collect property, sales, and use taxes that are levied within their boundaries, subject to the provisions of Chapter 29.45 of the Alaska Statutes.

All Boroughs. Taxes levied by a city within a borough must be collected by a borough and returned in full to the levying city. This provision applies to both home rule and general law municipalities.

All Municipalities. Specific limitations on the property taxation powers of all general law and home rule municipalities are found in Sections 29.45.080 and 29.45.090 of the Alaska Statutes. AS 29.45.080 limits the methods by which a municipality may levy and collect taxes on oil and gas production and pipeline property. Under AS 29.45.090, no municipality may levy taxes exceeding three percent (3%) of the assessed value of property within the municipality during a year. Nor may a municipality, or combination of municipalities occupying the same geographic area, levy taxes exceeding $1500 per resident of the geographic area in a year. Finally, a municipality, or combination of municipalities occupying the same geographic area, may not levy taxes upon value that, when combined with the value of property otherwise taxable by the municipality, exceeds the product of 225 percent of the average per capita assessed full and true value of property in the state multiplied by the number of residents of the taxing municipality. Section 29.45.100 of the Alaska Statutes provides that limitations on the amount of property tax that may be collected apply only to taxes for operating expenses and not to taxes collected to pay for bonded indebtedness.

Second Class Cities. A second class city may by referendum levy property taxes as provided for first class cities. Specific limitations on the property taxation powers of second class cities are found in AS 29.45.590. A special limitation on taxation by second class cities is that they cannot levy property taxes exceeding one half of one percent (.5%) of the assessed value of property within the municipality in any one year.

Compliance by municipalities with the taxation limitations in the state statutes is enforced through the State Assessor's office under powers granted by AS 29.45.103 and AS 29.45.105. Under these statutes, the State Assessor's office may investigate claims of error, inspect municipal records and order correction of procedural errors.

D. The Role of the Department of Community and Regional Affairs and the State Assessor

Section 14 of Article X of the Alaska Constitution provides that:

> An agency shall be established by law in the executive branch of the state government to advise and assist local governments. It shall review their activities, collect and publish local government information, and perform other duties prescribed by law.

This constitutionally mandated agency was initially created as the Local Affairs Agency in the Office of the Governor. In 1972, a separate department of state government, known as the Department of Community and Regional Affairs (DCRA), was created to carry out this constitutional mandate. One of the general powers and duties of DCRA under AS 44.47.050 is to "advise and assist municipalities on procedures of assessment, valuation and taxation, and notify municipalities of major errors in those procedures." The duties of DCRA with regard to assessment, valuation and taxation are performed by the State Assessor's Office. ALASKA TAXABLE is an annual publication of DCRA compiled by the State Assessor's Office.

Another DCRA function performed by the State Assessor's Office is establishment of the full value of taxable real and personal property in each city and borough school district in consultation with the assessor in each school district. (AS 14.17.140)

E. Municipal Taxation of Property

With certain limitations, all cities, boroughs and unified municipalities in the State of Alaska may choose to levy a property tax. Property taxation is not mandatory nor even generally practiced. If a municipality chooses to levy a property tax, it may only levy on property that is "taxable."

What property is taxable?

All real and personal property is taxable unless it is exempted from property taxation. Required exemptions from municipal property taxation are specified in AS 29.45.030. Examples from the laundry list of property exempted from property taxation are household furniture and personal effects of members of a household, and property used exclusively for nonprofit religious, charitable, cemetery, hospital, or educational purposes. Property owned by ANCSA Native corporations is also exempt from municipal taxation until development occurs. In addition to these exemptions from property taxation, AS 43.56 provides for certain exemptions of oil and gas production and pipeline property, including oil and gas reserves in place. All of the exemptions discussed in this paragraph are mandatory exemptions.

Section 29.45.050 of the Alaska Statutes provides for optional exemptions and exclusions from local property taxation. The exemptions and exclusions are at the option of the local government which levies the property tax. Two examples of optional exemptions are the exemption from property taxation of personal property and the exemption of up to $10,000 of value in a residence. The exemptions in AS 29.45.050 require action by the local government and they sometimes also require approval of the voters.

All taxable real and personal property in a municipality is included in its full value determination which is a key element in the calculation of state aid to schools and municipal assistance and revenue sharing payments.

What is a "Full Value Determination"?

In brief, a Full Value Determination is the sum total for a municipality of the full and true value established for each piece of taxable real and personal property within a municipality. AS 29.45.110(a) specifies that the full and true value is "the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with the prevailing general price levels." AS 29.45.110(a) also requires the assessor to assess property at its full and true value as of January 1 of the assessment year.

Assessors for municipalities provide an annual report of the taxable real and personal property within their jurisdiction to the State Assessor. Not all municipalities have property taxes, however, and consequently, not all municipalities have tax assessors. For those that do not, the State Assessor must estimate the full value of taxable real and personal property without the assistance of a local assessor.

The State Assessor then compiles the full value determination for each municipality annually and notifies each municipality. The full and true value of all taxable property, whether the property is actually taxed or not, must be included in the full value determination for the municipality.

F. The Full Value Determination Affects Two Major State Funding Programs

The Full Value Determination plays a significant role in two state funding programs: state aid for education and the state revenue sharing program.

Education Funding

Chapter 14.17 of the Alaska Statutes establishes the Public School Foundation Program. Under that program, a school is determined to have a "basic need" determined according to a formula spelled out in AS 14.17.021 (b). The local government is required to make a "local contribution" toward this basic need. The local contribution is defined as at least the equivalent of a 4 mill tax levy on the full and true value of the taxable real and personal property in the district, unless a 4 mill tax levy on the full and true value exceeds 35% of the district's basic need. A municipality will not receive its school foundation aid payment unless it makes its local contribution.

In other words, the higher the municipality's full and true value, the greater the amount of money the municipality must raise to satisfy the local contribution requirement, up to the point where a 4 mill levy on the full and true value exceeds 35% of the district's basic need. Historically, only in the North Slope Borough and the City of Valdez has the 4 mill equivalent exceeded 35% of basic need.

In summary, under the public school foundation program, assuming that basic need remains constant, as the full and true value increases, the amount of the local contribution increases, and the amount of state foundation aid decreases.

State Revenue Sharing

Sections 29.60.010-29.60.080 of the Alaska Statutes establish a program for municipal tax resource equalization. This tax equalization program is part of what is commonly referred to as the state revenue sharing program. Its purpose is to even out differences in taxable wealth among the municipalities in the state by paying relatively more shared revenues to those municipalities that have little taxable property.

The formula for determining a municipality's entitlement is fairly complex. It is based on the municipality's population, actual generated revenue, and the local tax base. The formula requires the equivalent of a local contribution. In this case, it is called "locally generated revenue."

The formula multiplies the population by the product of the locally generated revenue (LGR) divided by one-tenth of one percent of the full and true value of the assessed property in the municipality. The formula for the product to be multiplied by the population is as follows:

$$\frac{\text{LGR}}{\text{0.1\% of FVD}}$$

Clearly, the product will decrease if the Full Value Determination is increased unless the Locally Generated Revenue is also increased.

G. Municipal Sales, Use, and Excise Taxation

Sales and Use Taxes

Alaska Statutes 29.45.650-710 regulate the levy of sales and use taxes at the municipal level. The statutes serve as limitations on the levy of sales and use taxes and apply to all general law municipalities. On the other hand, only AS 29.45.650 (c), (d), (e) and (f) are limitations on home rule municipalities.

In a general law municipality which levies a sales tax on the storage, use, or consumption of property, the rate of use tax must be equal to the rate of the sales tax. These limitations do not apply to home rule municipalities.

There are no limits on the rate of levy for either type of municipality.

Excise Taxes

Under the liberal construction of local government powers required by Section 1 of Article X of the Alaska Constitution, municipal governments have broad taxing powers which are not specifically enumerated in state law. An Alaska Attorney General's opinion issued on April 29, 1986, concluded that a first class borough would have the legal authority to levy severance taxes within its boundaries. At the present time, two boroughs, the Denali Borough and the Kodiak Island Borough, are levying severance taxes against the activity of harvesting or extracting natural resources within their jurisdictions. Severance taxes are a type of excise tax. Although there is no Attorney General's opinion specifically on the subject of municipal excise taxation, under the same reasoning relied upon in the 1986 opinion, it seems logical to assume that other types of excise taxes other than severance taxes could be levied.

PART 2

Overview:

Tax Types, Rates and Revenues for all Municipalities

TABLE 1

1991 Municipal Populations and Tax Types

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Akhiok	Second Class City	77	No	No	No
Akiak	Second Class City	285	No	No	No
Akutan	Second Class City	589	No	No	1% Raw Fish
Alakanuk	Second Class City	544	No	3%	No
Aleknagik	Second Class City	185	No	No	No
Aleutians East Borough	Second Class Borough	2,464	No	No	2% Raw Fish
Allakaket	Second Class City	170	No	No	No
Ambler	Second Class City	311	No	2%	No
Anaktuvuk Pass	Second Class City	259	No	No	No
Municipality of Anchorage	Unified Home Rule	237,907	Yes	No	8% Hotel/Motel, 10% Tobacco
Anderson	Second Class City	628	No	No	6% Cable T.V.
Angoon	Second Class City	690	No	2%	No
Aniak	Second Class City	540	No	No	No
Anvik	Second Class City	82	No	No	No
Atka	Second Class City	87	No	No	1% Raw Fish
Atmautluak	Second Class City	258	No	3%	No
Atqasuk	Second Class City	216	No	No	No
Barrow	First Class City	3,469	No	No	No
Bethel	Second Class City	4,674	No	5%	No
Bettles	Second Class City	36	No	No	Fuel Transfer 2¢/gal.
Brevig Mission	Second Class City	198	No	3%	No
Bristol Bay Borough	Second Class Borough	1,410	Yes	No	3% Raw Fish
Buckland	Second Class City	318	No	2%	No
Chefornak	Second Class City	320	No	2%	No
Chevak	Second Class City	598	No	2%	No
Chignik	Second Class City	188	No	No	No
Chuathbaluk	Second Class City	97	No	No	No
Clarks Point	Second Class City	60	No	3%	No
Coffman Cove	Second Class City	186	No	No	No
Cold Bay	Second Class City	148	No	No	No
Cordova	Home Rule City	2,504	Yes	4%	No
Craig	First Class City	1,637	Yes	4%	6% Liquor
Deering	Second Class City	157	No	3%	No
Delta Junction	Second Class City	736	No	No	No
Denali Borough	Home Rule Borough	1,783	No	No	Sev. tax 5¢/yd. or ton; Bed 4%
Dillingham	First Class City	2,017	Yes	5%	No
Diomede	Second Class City	178	No	3%	No
Eagle	Second Class City	168	Yes	No	No
Eek	Second Class City	284	No	2%	No
Ekwok	Second Class City	77	No	No	No
Elim	Second Class City	264	No	2%	No
Emmonak	Second Class City	642	No	3%	No
Fairbanks	Home Rule City	30,843	Yes	No	Hotel/Motel 8%, 5% Liquor
Fairbanks North Star Borough	Second Class Borough	77,720	Yes	No	No
False Pass	Second Class City	68	No	2%	No
Fort Yukon	Second Class City	718	No	3%	No
Galena	First Class City	833	No	3%	6% Liquor
Gambell	Second Class City	525	No	3%	No
Golovin	Second Class City	142	No	No	No
Goodnews Bay	Second Class City	241	No	No	No
Grayling	Second Class City	208	No	No	No
Haines	First Class City	1,265	Yes	4%	No
Haines Borough	Third Class Borough	2,212	Yes	1%	No
Holy Cross	Second Class City	277	No	No	No
Homer	First Class City	3,937	Yes	3.5%	No

Note: Municipal populations are from the State Revenue Sharing Program.

TABLE 1

1991 Municipal Populations and Tax Types - continued

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Hoonah	First Class City	795	No	4%	8% Liquor
Hooper Bay	Second Class City	845	No	2%	No
Houston	Second Class City	815	Yes	No	No
Hughes	Second Class City	66	No	No	No
Huslia	Second Class City	224	No	No	No
Hydaburg	First Class City	384	No	4%	No
City & Borough of Juneau	Unified Home Rule	28,965	Yes	4%	7% Bed
Kachemak	Second Class City	365	No	No	No
Kake	First Class City	700	No	5%	No
Kaktovik	Second Class City	224	No	No	No
Kaltag	Second Class City	240	No	No	No
Kasaan	Second Class City	54	No	No	No
Kasigluk	Second Class City	425	No	2%	No
Kenai	Home Rule City	6,327	Yes	3%	No
Kenai Peninsula Borough	Second Class Borough	40,802	Yes	2%	No
Ketchikan	Home Rule City	8,263	No	3.5%	4% Transient Room
Ketchikan Gateway Borough	Second Class Borough	13,828	Yes	1.5%	4% Transient Room
Kiana	Second Class City	385	No	2%	No
King Cove	First Class City	811	No	2%	No
Kivalina	Second Class City	317	No	2%	No
Klawock	First Class City	758	No	3%	No
Kobuk	Second Class City	110	No	No	No
Kodiak	Home Rule City	7,229	No	5%	5% Transient Room
Kodiak Island Borough	Second Class Borough	15,535	Yes	No	Severance
Kotlik	Second Class City	499	No	2%	No
Kotzebue	Second Class City	3,075	No	4%	6% Bed
Koyuk	Second Class City	253	No	2%	No
Koyukuk	Second Class City	126	No	No	No
Kupreanof	Second Class City	23	No	No	No
Kwethluk	Second Class City	558	No	No	No
Lake & Peninsula Borough	Home Rule Borough	1,668	No	No	2% Raw Fish
Larsen Bay	Second Class City	147	No	3%	No
Lower Kalskag	Second Class City	300	No	No	No
Manokotak	Second Class City	404	No	2%	No
Marshall	Second Class City	273	No	No	No
Matanuska-Susitna Borough	Second Class Borough	41,797	Yes	No	5% Bed
McGrath	Second Class City	528	No	No	No
Mekoryuk	Second Class City	177	No	2%	No
Metlakatla	Federal Law	1,600	No	No	No
Mountain Village	Second Class City	674	No	3%	No
Napakiak	Second Class City	323	No	2%	No
Napaskiak	Second Class City	328	No	No	No
Nenana	Home Rule City	504	Yes	3%	No
New Stuyahok	Second Class City	391	No	No	No
Newhalen	Second Class City	160	No	No	No
Newtok	Second Class City	207	No	3%	No
Nightmute	Second Class City	153	No	2%	No
Nikolai	Second Class City	109	No	No	No
Nome	First Class City	4,559	Yes	4%	No
Nondalton	Second Class City	178	No	No	No
Noorvik	Second Class City	531	No	3%	No
North Pole	Home Rule City	1,456	Yes	3%	No
North Slope Borough	Home Rule Borough	8,288	Yes	No	No
Northwest Arctic Borough	Home Rule Borough	6,113	No	No	No
Nuiqsut	Second Class City	354	No	No	No

Note: Municipal populations are from the State Revenue Sharing Program.

TABLE 1

1991 Municipal Populations and Tax Types - continued

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Nulato	Second Class City	359	No	No	No
Nunapitchuk	Second Class City	378	No	2%	No
Old Harbor	Second Class City	284	No	3%	No
Ouzinkie	Second Class City	209	No	3%	No
Palmer	Home Rule City	3,008	Yes	2%	No
Pelican	First Class City	265	Yes	3%	No
Petersburg	Home Rule City	3,680	Yes	6%	3% Bed
Pilot Station	Second Class City	470	No	4%	No
Platinum	Second Class City	64	No	2%	No
Point Hope	Second Class City	639	No	No	No
Port Alexander	Second Class City	119	No	2%	No
Port Heiden	Second Class City	119	No	No	No
Port Lions	Second Class City	222	No	No	No
Quinhagak	Second Class City	501	No	3%	No
Ruby	Second Class City	170	No	No	No
Russian Mission	Second Class City	246	No	No	No
St. George	Second Class City	178	No	3%	No
St. Mary's	First Class City	441	No	3%	No
St. Michael	Second Class City	295	No	2%	No
St. Paul	Second Class City	763	No	3%	No
Sand Point	First Class City	878	No	2%	2% Fish
Savoonga	Second Class City	545	No	3%	No
Saxman	Second Class City	369	No	5%	No
Scammon Bay	Second Class City	343	No	2%	No
Selawik	Second Class City	596	No	3%	No
Seldovia	First Class City	316	Yes	3%	No
Seward	Home Rule City	2,699	Yes	5%	No
Shageluk	Second Class City	139	No	No	No
Shaktoolik	Second Class City	178	No	2%	No
Sheldon Point	Second Class City	109	No	2%	No
Shishmaref	Second Class City	456	No	2%	No
Shungnak	Second Class City	223	No	2%	No
City & Borough of Sitka	Unified Home Rule	8,588	Yes	4%	Bed 4%, Liquor 4%
Skagway	First Class City	692	Yes	4%	6% Bed
Soldotna	First Class City	3,482	Yes	3%	No
Stebbins	Second Class City	442	No	3%	No
Tanana	First Class City	407	No	2%	No
Teller	Second Class City	151	No	3%	No
Tenakee Springs	Second Class City	94	No	1%	6% Hotel/Motel
Thorne Bay	Second Class City	569	No	3%	No
Togiak	Second Class City	738	No	2%	2% Raw Fish
Toksook Bay	Second Class City	420	No	2%	No
Tununak	Second Class City	320	No	2%	No
Tuluksak	Second Class City	358	No	No	No
Unalakleet	Second Class City	714	No	3%	No
Unalaska	First Class City	3,450	Yes	3%	No
Upper Kalskag	Second Class City	172	No	No	No
Valdez	Home Rule City	4,360	Yes	No	6% Bed
Wainwright	Second Class City	492	No	3%	No
Wales	Second Class City	161	No	2%	No
Wasilla	First Class City	4,028	Yes	No	No
White Mountain	Second Class City	180	No	1%	No
Whittier	Second Class City	279	Yes	3%	No
Wrangell	Home Rule City	2,479	Yes	7%	Bed $3 per night per room
Yakutat	First Class City	534	Yes	3%	No

Note: Municipal populations are from the State Revenue Sharing Program.

TABLE 2

1991 Municipal General Sales and Special Taxes

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Akutan	No	N/A	1% Raw Fish	$352,769
Alakanuk	3%	$60,482	No	N/A
Aleutians East Borough	No	N/A	2% Raw Fish	$2,923,085
Ambler	2%	$14,275	No	$0
Municipality of Anchorage	No	N/A	8% Hotel,10% Tobacco	$5,781,020
Anderson	No	N/A	6% Cable T.V.	$22,572
Angoon	2%	$39,234	No	N/A
Atka	No	N/A	1% Raw Fish	Not provided
Atmautluak	3%	Not provided	Not provided	N/A
Barrow	3%	$459,973	No	N/A
Bethel	5%	$2,737,781	No	N/A
Bettles	No	N/A	Fuel Transfer 2¢/gal.	$2,788
Brevig Mission	3%	$8,036	No	N/A
Bristol Bay Borough	No	N/A	3% Raw Fish	$2,882,860
Buckland	2%	$16,849	No	N/A
Chefornak	2%	$925	No	N/A
Chevak	2%	$41,996	No	N/A
Clarks Point	3%	$14,230	No	N/A
Cordova	4%	$1,503,354	No	N/A
Craig	4%	$848,555	6% Liquor	$152,668
Deering	3%	$9,006	No	N/A
Denali Borough	No	N/A	Sev. tax 5¢/yd. or ton, Bed 4%	$26,348/$9,041
Dillingham	5%	$1,273,272	No	N/A
Diomede	3%	$9,999	No	N/A
Eek	2%	$8,396	No	N/A
Elim	2%	$18,439	No	N/A
Emmonak	3%	$145,010	No	N/A
Fairbanks	No	N/A	Hotel/Motel 8%, 5% Liquor	$1,344,750/$1,025,590
False Pass	2%	Not provided	No	N/A
Fort Yukon	3%	$100,000	No	N/A
Galena	3%	$125,190	6% Liquor	$18,098
Gambell	3%	$44,062	No	N/A
Haines	4%	$875,058	No	N/A
Haines Borough	1%	$256,104	No	N/A
Homer	3.5%	$2,238,766	No	N/A
Hoonah	4%	$262,934	8% Liquor	$14,052
Hooper Bay	2%	$44,910	No	N/A
Hydaburg	4%	$47,000	No	N/A
City & Borough of Juneau	4%	$14,353,457	7% Bed,7% Liquor,6% Tobacco	$663,804/$445,635/$23,853
Kake	5%	$216,274	No	N/A
Kasigluk	2%	Not provided	No	N/A

Note: Revenue values are subject to final audit.

TABLE 2

1991 Municipal Sales/Special Taxes - continued

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Kenai	3%	$2,695,852	No	N/A
Kenai Peninsula Borough	2%	$8,770,159	No	N/A
Ketchikan	3.5%	$1,522,062	4% Transient Room	$159,298
Ketchikan Gateway Borough	1.5%	$2,807,508	4% Transient Room	$401 (2 qtrs.)
Kiana	2%	$22,213	No	N/A
King Cove	2%	$812,216	No	N/A
Kivalina	2%	$14,410	No	N/A
Klawock	3%	$163,113	No	N/A
Kodiak	5%	$5,012,398	5% Transient Room	$92,674
Kodiak Island Borough	No	$0	Severance (collection began 7/91)	unavailable
Kotlik	2%	$29,646	No	N/A
Kotzebue	4%	$989,415	6% Bed	$49,903
Koyuk	2%	$12,190	No	N/A
Lake & Peninsula Borough	No	N/A	2% Raw Fish	$900,131
Larsen Bay	3%	$14,575	No	N/A
Manokotak	2%	$5,669	No	N/A
Matanuska-Susitna Borough	No	N/A	5% Bed	$35,915
Mekoryuk	2%	$11,377	No	N/A
Mountain Village	3%	$63,964	No	N/A
Napakiak	2%	$26,448	No	N/A
Nenana	3%	$74,107	No	N/A
Newtok	3%	Not provided	No	N/A
Nightmute	2%	Not provided	No	N/A
Nome	4%	$1,522,756	No	N/A
Noorvik	3%	$48,145	No	N/A
North Pole	3%	$962,000	No	N/A
North Slope Borough	3%	$4,408,626	No	N/A
Nuiqsut	3%	$3,195	No	N/A
Nunapitchuk	2%	$25,196	No	N/A
Old Harbor	3%	$6,549	No	N/A
Ouzinkie	3%	$13,500	No	N/A
Palmer	2%	$1,029,386	No	N/A
Pelican	3%	$77,504	No	N/A
Petersburg	6%	$1,978,909	3% Bed	$24,976
Pilot Station	4%	$34,456	No	N/A
Port Alexander	2%	$4,187	No	N/A
Quinhagak	3%	$47,798	No	N/A
St. George	3%	$113,159	No	N/A
St. Mary's	3%	$70,436	No	N/A
St. Michael	2%	$16,132	No	N/A
St. Paul	3%	$1,109,406	No	N/A

Note: Revenue values are subject to final audit.

TABLE 2

1991 Municipal Sales/Special Taxes - continued

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Sand Point	2%	$608,717	2% Fish	$101,759
Savoonga	3%	$25,986	No	N/A
Saxman	3.5%	$66,990	No	N/A
Scammon Bay	2%	$11,080	No	N/A
Selawik	3%	$40,697	No	N/A
Seldovia	3%	$56,867	No	N/A
Seward	5%	$1,190,645	No	N/A
Shaktoolik	2%	$14,664	No	N/A
Sheldon Point	2%	effective 11/91	No	N/A
Shishmaref	2%	$30,957	No	N/A
Shungnak	2%	$16,416	No	N/A
City & Borough of Sitka	4%	$3,952,932	Bed 4%, Liquor 4%	$95,178/$185,192
Skagway	4%	$799,228	6% Bed	$123,174
Soldotna	3%	$2,808,682	No	N/A
Stebbins	3%	$40,728	No	N/A
Tanana	2%	$17,649	No	N/A
Teller	3%	$44,864	No	N/A
Tenakee Springs	1%	$1,617	6% Hotel/Motel	$2,093
Thorne Bay	3%	$93,196	No	N/A
Togiak	2%	$33,756	2% Raw Fish	$19,324
Toksook Bay	2%	$16,073	No	N/A
Tununak	2%	Not provided	No	N/A
Unalakleet	3%	$153,057	No	N/A
Unalaska	3%	$7,084,263	2% Raw Fish	$2,851,008
Valdez	No	$0	6% Bed	$275,000
Wainwright	3%	$25,778	No	N/A
Wales	2%	$6,968	No	N/A
White Mountain	1%	$6,153	No	N/A
Whittier	3%	$217,295	No	N/A
Wrangell	7%	$1,624,426	Bed $3 per night per room	$23,883
Yakutat	3%	$175,762	No	N/A

Note: Revenue values are subject to final audit.

TABLE 3

1991 Property and Oil and Gas Property Tax Revenues

Municipality	Property Tax Revenues	Oil/Gas Property Tax Revenues
Municipality of Anchorage	$161,023,083	$1,750,718
Bristol Bay Borough	$702,784	N/A
Cordova	$524,470	N/A
Craig	$181,510	N/A
Dillingham	$398,567	N/A
Eagle	$7,966	N/A
Fairbanks	$1,484,931	$4,271
Fairbanks North Star Borough	$25,302,760	$6,481,992
Haines	$356,758	N/A
Haines Borough	$352,400	N/A
Homer	$821,017	N/A
Houston	$12,546	N/A
City & Borough of Juneau	$16,469,188	N/A
Kenai	$631,250	$100,207
Kenai Peninsula Borough	$19,602,466	$5,386,019
Ketchikan	$3,000,000	N/A
Ketchikan Gateway Borough	$4,431,723	N/A
Kodiak	$489,499	N/A
Kodiak Island Borough	$2,536,771	N/A
Matanuska-Susitna Borough	$21,245,223	$100,737
Nenana	$130,374	N/A
Nome	$1,117,839	N/A
North Slope Borough	$5,561,345	$216,842,467
North Pole	$297,194	N/A
Northwest Arctic Borough	$1,050,000(Cominco)*	N/A
Palmer	$385,666	N/A
Pelican	$57,072	N/A
Petersburg	$1,236,494	N/A
Seldovia	$115,507	N/A
Seward	$411,221	N/A
City & Borough of Sitka	$2,568,588	N/A
Skagway	$545,168	N/A
Soldotna	$640,201	$7,620
Unalaska	$1,726,813	$389
Valdez	$1,541,267	$17,690,233
Wasilla	$620,564	N/A
Whittier	$65,200	N/A
Wrangell	$680,665	N/A
Yakutat	$133,015	N/A

Note: Oil and gas figures representative of revenues collected in 1991 from 1990 rates.

Revenue values are subject to final audit.

*Payment in lieu of property tax.

PART 3

Property Taxation

STATEWIDE VALUATION

as of

JANUARY 1, 1991

Shown below are the statewide total full and true values for taxable property in Alaska. The zero value indicated for the unorganized borough ("outside taxing jurisdictions") is because that area of the Alaska has never been valued.

Also shown below are statewide average per capita full and true values both including and excluding values for oil and gas production property. Development of the average per capita full and true value is required under AS 29.45.090.

Area	Local Taxable Full Value (AS 29.45)	State Taxable Full Value (Oil and Gas) (AS 43.56)	Full Value Determination (AS 14.17)
Taxing Jurisdictions	$23,895,910,400	$14,551,736,110	$38,447,727,360
Outside Taxing Jurisdictions	(not known)	2,485,817,580	2,485,817,580
Total:	**$23,895,910,400**	**$17,037,634,540**	**$40,933,544,940**

AVERAGE PER CAPITA FULL AND TRUE VALUE: JANUARY 1, 1991

(***Including*** state assessed oil & gas)

Based on a State population of 579,659 the average per capita full and true value of taxable property is **$70,617**. When State assessed oil and gas property is excluded, the figure falls to **$41,224**.

TABLE 4

TYPE OF PROPERTY TAX LEVIED

BOROUGHS / UNIFIED MUNICIPALITIES	RESIDENTIAL	BUSINESS MACH/ EQUIP	MOTOR VEHICLES	BOATS & VESSELS	BUSINESS INVENTORY	AIRCRAFT
ANCHORAGE	FV	FV	ST COL	FV	FV	FV
BRISTOL BAY	OP EX	FV	FV	FV	FV	FV
FAIRBANKS NORTH STAR	OP EX	EX	EX	EX	EX	EX
HAINES	FV	FV	EX	FF	EX	FV
JUNEAU	FV	FV	EX	EX	FV	FV*
KENAI PENINSULA	OP EX	FV	ST COL	FV	EX	FV
KETCHIKAN GATEWAY	FV	FV	ST COL	FF	EX	FV
KODIAK ISLAND	FV	FV	ST COL	FF	EX	FV
MATANUSKA-SUSITNA	FV	FV	ST COL	FV	FV	FV
NORTH SLOPE	OP EX	FV	FV	FV	FV	FV
SITKA	FV	FV	EX	FF	FV	FV
CITIES						
CORDOVA	FV	EX	EX	EX	EX	EX
CRAIG	FV	EX	EX	EX	EX	EX
DILLINGHAM	FV	FV	EX	FV	FV	FV
EAGLE	FV	EX	EX	EX	EX	EX
NENANA	FV	FV	ST COL	FV	FV	FV
NOME	FV	FV	ST COL	FV	FV	EX
PELICAN	FV	FV	EX	FF	FV	FV
PETERSBURG	FV	FV	ST COL	EX	EX	FV
SKAGWAY	FV	EX	EX	EX	EX	EX
UNALASKA	FV	FV	EX	EX	FV	FV
VALDEZ	OP EX	EX	EX	EX	EX	EX
WHITTIER	FV	FV	ST COL	FV	EX	EX
WRANGELL	FV	FV	EX	EX	EX	FV
YAKUTAT	FV	EX	EX	EX	EX	EX

EX Exempt Property
FV Full and True Value Assessment
FF Optional, flat fee collected in lieu of property tax (AS 29.45.050 [b][1])
OP EX Optional, residential exemption up to $10,000 exercised. (AS 29.45.050[a])
ST COL State collected, annual motor vehicle tax. (AS 28.10.431)

* *Commercial at FV and Private exempt*

TABLE 5

HISTORICAL SUMMARY OF MUNICIPAL REAL AND PERSONAL PROPERTY TAX RATES

Mill levies for service areas listed in this table are fairly representative of mill levies throughout the borough over the past three years. For a specific service area millage rate not listed in this table, contact our office or the local municipal assessment office.

	1989	1990	1991
MUNICIPALITY OF ANCHORAGE (Unified Home Rule)			
Anchorage (SA)			
General Government	2.59	2.29	1.66
Education	7.17	6.43	6.25
Area Levy	0.46	0.38	0.31
Fire	1.58	1.95	1.96
Roads	2.46	3.01	3.25
Police	3.71	3.63	3.82
Parks & Recreation	0.63	0.76	0.69
Building Safety	0.02	0.02	0.02
TOTAL	**18.62**	**18.47**	**17.96**
Chugiak RRS (SA)			
General Government	2.59	2.29	1.66
Education	7.17	6.43	6.25
Fire	0.61	1.00	0.88
Rural Road Service	0.48	0.50	1.10
Police	3.71	3.63	3.82
Parks & Recreation	0.48	0.50	0.50
TOTAL	**15.04**	**14.35**	**14.21**
Eagle River RRS (SA)			
General Government	2.59	2.29	1.66
Education	7.17	6.43	6.25
Fire	1.58	1.95	1.96
Rural Roads	0.48	0.50	1.10
Police	3.71	3.63	3.82
Parks & Recreation	0.48	0.50	0.50
TOTAL	**16.01**	**15.30**	**15.29**
Girdwood (SA)			
General Government	2.59	2.29	1.66
Education	7.17	6.43	6.25
Area Levy	1.96	3.03	2.65
TOTAL	**11.72**	**11.75**	**10.56**
Hillside (SA)			
General Government	2.59	2.29	1.66
Education	7.17	6.43	6.25
Fire	1.58	1.95	1.96
Parks & Recreation	0.63	0.76	0.69
Building Safety	0.02	0.02	0.02
TOTAL	**11.99**	**11.45**	**10.58**

TABLE 5
Continued

	1989	1990	1991
MUNICIPALITY OF ANCHORAGE - continued			
Spenard (SA)			
General Government	2.59	2.29	1.66
Education	7.17	6.43	6.25
Fire	1.58	1.95	1.96
Roads	2.63	3.01	3.25
Road Debt SA 35	0.00	0.36	0.50
Police	3.71	3.63	3.82
Parks & Recreation	0.63	0.76	0.69
Building Safety	0.02	0.02	0.02
TOTAL	**18.33**	**18.45**	**18.15**
BRISTOL BAY BOROUGH			
(Second Class)			
General Government	0.60	1.26	0.69
Education	4.40	3.74	4.31
	5.00	**5.00**	**5.00**
FAIRBANKS NORTH STAR BOROUGH			
(Second Class)			
City of Fairbanks(Hm Rule)			
General Govn't Bor	3.14	2.79	4.13
General Govn't City	7.00	4.31	4.97
Education	8.61	9.49	8.98
TOTAL	**18.75**	**16.59**	**18.08**
City of North Pole (Hm Rule)			
General Govn't Bor	3.14	2.79	4.13
General Govn't City	2.00	2.00	2.00
Education	8.61	9.49	8.98
Solid Waste Collection			0.74
TOTAL	**13.75**	**14.28**	**15.85**
Air Park (SA)			
General Government	3.14	2.79	4.13
Education	8.61	9.49	8.98
Fire(SVFD)	1.22	1.33	1.70
Non-Areawd. Properties			1.14
TOTAL	**12.97**	**13.61**	**15.95**
Ballaine Lake (SA)			
General Government	3.14	2.79	4.13
Education	8.61	9.49	8.98
Fire(UFD)	1.99	2.17	2.24
Water/Sewer	1.08	1.18	1.19
Roads	5.49	6.09	6.08
Non-Arwd. Properties	1.00	1.13	1.14
TOTAL	**21.30**	**22.84**	**23.75**

TABLE 5
Continued

	1989	1990	1991
FAIRBANKS NORTH STAR BOROUGH - continued			
College (SA)			
General Government	3.14	2.79	4.13
Education	8.61	9.49	8.98
Fire(UFD)	1.99	2.17	2.24
Roads	1.29	1.43	1.47
Non-Arwd. Properties	1.00	1.13	1.14
TOTAL	**16.03**	**17.00**	**17.96**
Joy (SA)			
General Government	3.14	2.79	4.13
Education	8.61	9.49	8.98
Fire(NSFD)	1.16	2.17	1.23
Roads	1.37	1.43	1.71
Non-Arwd. Properties	1.00	1.13	1.14
TOTAL	**15.29**	**17.09**	**17.19**
McKinley View (SA)			
General Government	3.14	2.79	4.13
Education	8.61	9.49	8.98
Fire(SVFD)	1.22	1.50	1.70
Roads	1.37	1.43	1.54
Non-Arwd. Properties	1.00	1.13	1.14
TOTAL	**15.34**	**16.33**	**17.49**
Six Mile Village (SA)			
General Government	3.14	2.79	4.13
Education	8.61	9.49	8.98
Fire(NSFD)	1.16	1.16	1.23
Roads	1.25	1.34	1.34
Non-Arwd. Properties	1.00	1.13	1.14
TOTAL	**15.17**	**15.90**	**16.82**
Vista Gold w/Fire (SA)			
General Government	3.14	2.79	4.13
Education	8.61	9.49	8.98
Fire(CGSF)	1.92	2.10	2.00
Roads	2.57	3.00	2.98
Non-Arwd. Properties	1.00	1.13	1.14
TOTAL	**17.25**	**18.51**	**19.23**

TABLE 5
Continued

	1989	1990	1991
HAINES BOROUGH*			
(Third Class)			
Haines (First Class)			
Education	4.00	3.00	3.00
City Government	8.50	7.50	6.50
TOTAL	**12.50**	**10.50**	**9.50**
Fire District I (SA)			
Medical			0.32
Education	4.00	3.00	3.00
Fire	2.20	2.40	2.60
TOTAL	**6.20**	**5.40**	**5.92**
Fire District II (SA)			
Medical			0.32
Education	4.00	3.00	3.00
Fire	2.00	2.20	2.90
TOTAL	**6.00**	**5.20**	**6.22**
Fire District III (SA)			
Medical			0.32
Education	4.00	3.00	3.00
Fire	3.20	3.00	2.80
TOTAL	**7.20**	**6.00**	**6.12**

**Excursion Inlet Service Area carries the areawide rate of 3.00.*

CITY AND BOROUGH OF JUNEAU			
(Unified Home Rule)			
Auke Bay (SA)			
General Government	3.95	3.60	4.07
Education	8.80	9.25	8.97
Fire	0.75	0.75	0.50
TOTAL	**13.50**	**13.60**	**13.54**
Douglas (SA)			
General Government	3.95	3.60	4.07
Education	8.80	9.25	8.97
Fire	0.13	0.13	0.13
TOTAL	**12.88**	**12.98**	**13.17**

TABLE 5
Continued

	1989	1990	1991
CITY AND BOROUGH OF JUNEAU - continued			
Glacier Valley (SA)			
General Government	3.95	3.60	4.07
Education	8.80	9.25	8.97
Fire	0.64	0.73	0.85
TOTAL	**13.39**	**13.58**	**13.89**
Juneau (SA)			
General Government	3.95	3.60	4.07
Education	8.80	9.25	8.97
Fire	0.47	0.65	0.98
TOTAL	**13.22**	**13.50**	**14.02**
Lynn Canal (SA)			
General Government	3.95	3.60	4.07
Education	8.80	9.25	8.97
Fire	0.43	0.22	0.50
TOTAL	**13.18**	**13.07**	**13.54**
North Douglas (SA)			
General Government	3.95	3.60	4.07
Education	8.80	9.25	8.97
Fire	1.06	0.26	0.50
TOTAL	**13.81**	**13.11**	**13.54**
Rural Roaded (SA) *			
Administration			4.07
Education			8.97
TOTAL			**13.04**
Rural Off Roaded (SA)			
Administration		3.60	4.07
Education		1.82	1.54
TOTAL		**5.42**	**5.61**
Salmon Creek (SA)			
General Government	3.95	3.60	4.07
Education	8.80	9.25	8.97
Fire	0.96	1.00	0.98
TOTAL	**13.71**	**13.85**	**14.02**

** Represents a special calculated equivalent.*

TABLE 5
Continued

	1989	1990	1991
KENAI PENINSULA BOROUGH (Second Class)			
Homer (First Class)			
Education	5.75	5.75	7.55
General Government	5.00	5.00	5.50
Hospital	2.25	2.75	2.75
TOTAL	**13.00**	**13.50**	**15.80**
Kachemak (Second Class)			
Education	5.75	5.75	7.55
General Government	2.00	2.00	2.00
Hospital	2.25	2.75	2.75
TOTAL	**10.00**	**10.50**	**12.30**
Kenai (Home Rule)			
Education	5.75	5.75	7.55
General Government	2.70	2.70	2.70
Hospital	0.80	0.70	0.80
TOTAL	**9.25**	**9.15**	**11.05**
Seldovia (First Class)			
Education	5.75	5.75	7.55
General Government	7.00	7.00	7.75
TOTAL	**12.75**	**12.75**	**15.30**
Seward (Home Rule)			
Education	5.75	5.75	7.55
General Government	3.00	3.00	3.00
TOTAL	**8.75**	**8.75**	**10.55**
Soldotna (First Class)			
Education	5.75	5.75	7.55
General Government	3.50	3.50	3.50
Hospital	0.80	0.70	0.80
EMS	1.00	1.00	1.00
TOTAL	**11.05**	**10.95**	**12.85**

TABLE 5
Continued

	1989	1990	1991
KETCHIKAN GATEWAY BOROUGH (Second Class)			
Ketchikan (Home Rule)			
General Government	1.12	1.09	0.93
Education	4.04	4.13	3.64
Police	2.26	2.40	1.68
Fire	1.50	1.63	1.22
Public Works	1.11	4.76	7.23
Other	4.77	0.78	0.00
TOTAL	**14.80**	**14.79**	**14.70**
Saxman (Second Class)			
General Government	1.12	1.09	0.93
Education	4.04	4.13	3.64
Public Works	0.84	0.00	1.43
Other	0.00	0.78	0.00
TOTAL	**6.00**	**6.00**	**6.00**
Gold Nugget (SA)			
General Government		1.09	0.93
Education		4.13	3.64
Fire		1.00	1.00
Public Works & Other		1.63	2.28
TOTAL		**7.85**	**7.85**
South End Fire District (SA)			
General Government	1.12	1.09	0.93
Education	4.04	4.13	3.64
Fire	1.00	1.00	1.00
Public Works & Other	1.69	1.63	2.28
TOTAL	**7.85**	**7.85**	**7.85**

TABLE 5
Continued

	1989	1990	1991
KODIAK ISLAND BOROUGH (Second Class)			
Kodiak (Home Rule)			
General Government	2.00	2.00	2.00
Education	4.50	4.50	4.50
TOTAL	**4.50**	**4.50**	**4.50**
Bayview Road Service District (SA)			
Fire	1.25	1.25	1.25
Education	4.50	4.50	4.50
Roads	1.00	1.00	1.00
TOTAL	**6.75**	**6.75**	**6.75**
Mill Bay (SA)			
Education	4.50	4.50	4.50
Roads	0.70	1.00	1.00
Fire	1.25	1.25	1.25
TOTAL	**6.45**	**6.75**	**6.75**
Monashka Bay Fire (SA)			
Education	4.50	4.50	4.50
Fire	1.25	1.25	1.25
TOTAL	**5.75**	**5.75**	**5.75**
Mountain View (SA)			
Education	4.50	4.50	4.50
Fire	1.25	1.25	1.25
Roads	2.00	2.00	2.00
TOTAL	**7.75**	**7.75**	**7.75**
Woman's Bay (SA)			
Education	4.50	4.50	4.50
Fire	1.25	1.25	1.25
Roads	1.50	2.50	2.50
TOTAL	**7.25**	**8.25**	**8.25**

TABLE 5
Continued

	1989	1990	1991
MATANUSKA-SUSITNA BOROUGH (Second Class)			
Houston (Second Class)			
City		0.50	1.50
Areawide Adm./Ed.	9.20	11.00	13.00
TOTAL	**9.20**	**11.50**	**14.50**
Palmer (Home Rule)			
City	4.00	4.00	13.00
Areawide Adm./Ed.	9.20	11.00	4.28
TOTAL	**13.20**	**15.00**	**17.28**
Wasilla (First Class)			
Fire	0.70	0.70	0.90
City	3.30	3.60	4.00
General Government	9.20	11.00	13.00
TOTAL	**13.20**	**15.30**	**17.90**
Big Lake (SA)			
Nonarwd Rate	1.66	1.60	1.46
Roads	0.00	0.00	1.00
Fire	1.30	1.50	1.50
General Government	9.20	11.00	13.00
TOTAL	**12.16**	**14.10**	**16.96**
Talkeetna Fire (SA)			
Nonarwd Rate	1.66	1.60	1.46
Fire	1.20	1.60	1.70
General Government	9.20	11.00	13.00
TOTAL	**12.06**	**14.20**	**16.16**
Willow Fire (SA)			
Nonarwd Rate	1.66	1.60	1.46
Fire	1.00	1.50	1.70
General Government	9.20	11.00	13.00
TOTAL	**11.86**	**14.10**	**16.16**

TABLE 5
Continued

	1989	1990	1991
NORTH SLOPE BOROUGH *			
(Home Rule)			
General Government	1.59	3.16	2.75
Education	4.02	1.50	1.66
Debt Service	12.77	13.65	13.80
TOTAL	**18.37**	**18.31**	**18.21**
CITY AND BOROUGH OF SITKA			
(Unified Home Rule)			
Areawide Mill Rates:			
General Government	3.00	3.00	3.00
Education	3.00	3.00	3.00
TOTAL	**6.00**	**6.00**	**6.00**

* See "Explanation of Millage Rates" on next page.

North Slope Borough

EXPLANATION OF MILLAGE RATES:

AS 29.45.090(a) restricts the millage rate for the municipal operating budget to a maximum of 30 mills. (There is no limit on taxes to pay bonds.)

The 30 mill limit on operating revenues is levied against an assessed value not to exceed that produced by the following formula:

Average Per Capita Full Value X 225% X municipal population, or, for FY 92:

72,683 X 2.25 X 12,050 = $1,970,617,838[1] (Assessed Value Limit for operating budget)

$1,970,617,838 X 30 mills = $59,118,535 (FY 92 statutory limit for operating budget)

FY 92 projected operating budget: $54,307,531

$ 54,307,531
$1,970,617,838 = 27.559 mills (effective operating rate)

* DEVELOPMENT OF ACTUAL OVERALL RATE

FY 92 projected budget for debt service (payment of bonds): $172,546,745

Actual assessed value: $12,462,037,321

$ 172,546,745
$12,462,037,321 = 13.85 mills (levy to satisfy debt service)

$ 54,307,531
$12,462,037,321 = 4.36 mills (levy to satisfy operating budget)

13.85 + 4.36 = 18.21 mills (actual overall rate)

1/Note: For FY 93, this calculation will be:

$70,617 X 2.25 X 12,503 = $1,986,579,789

TABLE 5
Continued

	1989	1990	1991
CORDOVA (Home Rule)			
Education/General Govmt	7.13	7.09	7.09
Swimming Pool	1.83	0.00	0.00
TOTAL	**8.96**	**7.09**	**7.09**
CRAIG (First Class)			
General Government	6.00	6.00	6.00
TOTAL	**6.00**	**6.00**	**6.00**
DILLINGHAM (First Class)			
General Government	3.00	3.50	3.50
TOTAL	**3.00**	**3.50**	**3.50**
EAGLE (Second Class)			
General Government	1.00	1.00	1.00
TOTAL	**1.00**	**1.00**	**1.00**
NENANA (First Class)			
General Government	9.00	12.30	12.30
TOTAL	**9.00**	**12.30**	**12.30**
NOME (First Class)			
General Government	8.00	3.72	7.25
Education		4.28	4.00
TOTAL	**8.00**	**8.00**	**11.25**
PELICAN (First Class)			
General Government	2.90	2.90	2.90
Education	1.12	1.12	1.12
Public Health	0.29	0.29	0.29
Public Works	0.51	0.51	0.51
Fire/Harbor	0.43	0.68	0.68
Public Safety	0.25	0.00	0.00
TOTAL	**5.50**	**5.50**	**5.50**

TABLE 5
Continued

	1989	1990	1991
PETERSBURG (Home Rule)			
Tax Zone I			
General Government	10.00	10.00	10.00
TOTAL	**10.00**	**10.00**	**10.00**
Tax Zone II			
General Government	8.00	8.00	10.00
TOTAL	**8.00**	**8.00**	**10.00**
Tax Zone III			
General Government	5.00	5.00	10.00
TOTAL	**5.00**	**5.00**	**10.00**
SKAGWAY (First Class)			
Tax Zone I			
Education	1.81	1.02	2.48
General Government	6.40	7.75	6.30
TOTAL	**8.21**	**8.77**	**8.78**
Tax Zone II			
Education	1.81	1.02	2.48
General Government	4.77	5.09	5.00
TOTAL	**6.58**	**6.11**	**7.48**
Tax Zone III			
Education	1.81	1.02	2.48
General Government	3.00	3.20	3.15
TOTAL	**4.81**	**4.22**	**5.63**
Tax Zone IV			
Education	1.81	1.02	2.48
General Government	1.14	1.22	1.20
TOTAL	**2.95**	**2.24**	**3.68**
UNALASKA (First Class)			
General Government	12.78	8.78	7.78
Education		4.00	4.00
TOTAL	**12.78**	**12.78**	**11.78**

TABLE 5
Continued

	1989	1990	1991
VALDEZ (Home Rule) *			
Tax Zone I			
Education	5.03	5.29	3.72
General Government	9.89	10.23	12.53
TOTAL	**14.93**	**15.52**	**16.25**
Tax Zone II			
Education	5.03	5.29	3.72
General Government	9.89	10.23	12.53
TOTAL	**14.93**	**15.52**	**16.25**
Tax Zone III			
Education	5.03	5.29	3.72
General Government	14.58	10.23	12.53
TOTAL	**19.61**	**15.52**	**16.25**
WHITTIER (Second Class)			
General Government	5.00	5.00	5.00
TOTAL	**5.00**	**5.00**	**5.00**
WRANGELL (Home Rule)			
Tax Zone I			
General Government	0.53	0.30	0.30
Education	0.37	0.60	0.60
TOTAL	**0.90**	**0.90**	**0.90**
Tax Zone II			
General Government	2.12	2.12	1.19
Education	1.48	1.48	2.41
TOTAL	**3.60**	**3.60**	**3.60**
Tax Zone III			
General Government	3.98	2.24	2.24
Education	2.77	4.51	4.51
TOTAL	**6.75**	**6.75**	**6.75**
Tax Zone IV			
General Government	5.31	3.00	3.00
Education	3.69	6.00	6.00
TOTAL	**9.00**	**9.00**	**9.00**
YAKUTAT (First Class)			
General Government	12.30	12.30	12.30
TOTAL	**12.30**	**12.30**	**12.30**

* See "Explanation of Millage Rates" on next page

City of Valdez

EXPLANATION OF MILLAGE RATES:

AS 29.45.090(a) restricts the millage rate for the municipal operating budget to a maximum of 30 mills. (There is no limit on taxes to pay bonds.)

The 30 mill limit on operating revenues is levied against an assessed value not to exceed that produced by the following formula:

Average Per Capita Full Value X 225% X municipal population, or, for CY 91:

$72,683 X 2.25 X 4,635 = $757,992,836[1] (Assessed Value Limit for operating budget)

$757,992,836 X 30 mills = $22,739,785 (CY 91 statutory limit for operating budget)

CY 91 operating budget: $8,687,657 (property tax portion)

$$\frac{\$\ 8{,}687{,}657}{\$\ 757{,}992{,}836} = 11.46 \text{ (effective operating rate)}$$

* DEVELOPMENT OF ACTUAL OVERALL RATE:

CY 91 budget for debt service (payment of bonds): $9,931,054

Actual assessed value: $1,145,933,035

$$\frac{\$\ 9{,}931{,}054}{\$1{,}145{,}933{,}035} = 8.6663 \text{ mills (levy to satisfy debt service)}$$

$$\frac{\$\ 8{,}687{,}657}{\$1{,}145{,}933{,}035} = 7.5813 \text{ mills (levy to satisfy operating budget)}$$

8.6663 + 7.5813 = 16.2476 mills (actual overall rate for operating & debt service only)

1/Note: For CY 92, this calculation will be:

$70,617 X 2.25 X 4,360 = $692,752,770

ASSESSMENT STATISTICS AND RATIO STUDIES

Local assessors have a legal, professional, and ethical responsibility to uniformly value all property in their jurisdiction. They must also make sure all values on the assessment roll represent "full and true value" according to AS 29.45.110.

Assessment ratio studies measure uniformity and analyze values in and among jurisdictions. The ratios show whether there is unequal taxation and the need to adjust tax assessments. There are two major types of assessment ratio studies: sales ratio studies and appraisal ratio studies. The sales ratio study is commonly used in Alaska and is discussed here.

The sales ratio study compares assessed values to sale prices (transacted during a specific time period and verified). The results are expressed as a percentage ratio. The numerator is the assessed value and the denominator is the sale price:

$$\frac{\text{ASSESSED VALUE}}{\text{SALE PRICE}} = \text{RATIO (expressed as percentage)}$$

For example, if a residence assessed at $90,000 sells for $100,000 the ratio of assessment to sale price is 90 percent.

$$\frac{90{,}000}{100{,}000} = 90\%$$

Preparation of a Sales Ratio Study

1. Assemble Sales Data

    a. Collect sales data from recorders' offices, local realtors, developers, and bankers.

    b. Verify sales data by contacting the grantee, grantor, or realtor.

2. Select Samples

    a. Check disbursement of sales to insure uniform coverage of total areas and avoid too much information from one area.

    b. Restrict selections to individual classes of property (residential, commercial, and industrial).

3. Compile Usable Data

    a. Correlate usable sales information into a usable listing.

    b. Divide current assessed values by sales price to get individual ratios.

    c. Sort resulting ratios and remove inconsistencies. For example, a piece of vacant land may have been sold and improved. The assessed value includes the improvement but the sale price was for vacant land.

4. Compute Statistical Data

    Develop a weighted mean by dividing the total of all assessed values by the total of all sale prices. This is an accurate representation of the overall ratio of assessments to sales on a unit-wide basis.

Uses of Ratios

Sales ratio studies are commonly used in state equalization or full value determinations. Normally, the weighted mean ratio is used to determine full value. A local assessor can use the ratios to determine the level of assessment and internal equity or to show areas needing professional attention.

Usable Listing Example

Assessed Value	Sale Price	Ratio
100,000	106,000	94.34%
106,000	100,000	106.00%
107,000	109,000	98.17%
125,000	132,000	94.70%
130,000	127,000	102.36%
122,500	122,500	100.00%
140,000	141,000	99.29%
967,500	966,500	100.10%

Limitations of Use

Assessment ratio studies show the relation between market values and assessed values, and assessed values within and among areas. These studies show inequities; they don't correct differences among individual properties.

A sales ratio study is as accurate as the information used. Care in selecting, screening, and verifying information is essential.

A study must not be overloaded with specific types of property. Segregating by class (commercial or residential) and type (improved, vacant, or water front) allows proper weight for each class and type of property.

ASSESSMENT RATIO STUDIES

The following can be used by municipalities to monitor assessment performance, show the need for general reassessment, or show neighborhoods or types of properties needing reassessment.

> **Note:** These tests are guidelines and don't replace statistical tests. In each case, the sample size should be at least 30.

- If the ratio is more than 110%,
  - over-assessment errors are more common than under-assessment errors.
  - high-valued properties are assessed with a lower median ratio than low-valued property (regressivity).

- If the ratio is less than 95%,
  - under-assessment errors are more common than over-assessment errors.
  - high-valued properties are assessed with a higher median ratio than low-valued properties (progressivity).

TABLE 6

SUMMARY OF ASSESSED VALUES

FOR MUNICIPALITIES LEVYING A PROPERTY TAX

As of January 1, 1991

BOROUGHS / UNIFIED MUNICIPALITIES	LOCALLY ASSESSED REAL PROPERTY ($)	LOCALLY ASSESSED PERSONAL PROPERTY ($)	STATE ASSESSED ($)	TOTAL ASSESSED ($)
ANCHORAGE	**7,857,666,921**	**1,208,877,790**	**63,316,960**	**9,129,861,671**
BRISTOL BAY	**65,869,401**	**85,412,852**	**0**	**151,282,253**
FAIRBANKS NORTH STAR	**2,157,616,536**	**0**	**453,928,810**	**2,611,545,346**
Fairbanks (City)	823,718,964	0		823,718,964
North Pole	145,281,780	0		145,281,780
Outside Cities	1,188,615,792	0		1,188,615,792
HAINES BOROUGH	**81,686,692**	**21,863,974**	**0**	**103,550,666**
Haines	40,766,862	8,901,208	0	49,668,070
Outside Cities	40,919,830	12,962,766	0	53,882,596
JUNEAU	**1,120,459,800**	**156,625,075**	**0**	**1,277,084,875**
KENAI PENINSULA	**2,174,336,125**	**328,032,091**	**678,720,260**	**3,181,088,476**
Homer	157,288,300	44,903,313		202,191,613
Kachemak	14,212,200	1,654,378		15,866,578
Kenai	195,481,364	44,348,625		239,829,989
Seldovia	11,777,300	4,277,212		16,054,512
Seward	88,464,566	52,574,761		141,039,327
Soldotna	158,000,235	19,509,812		177,510,047
Outside Cities	1,549,112,160	160,763,990		1,709,876,150
KETCHIKAN GATEWAY	**682,363,400**	**55,421,400**	**0**	**737,784,800**
Ketchikan	357,497,050	26,297,050	0	383,794,100
Saxman	8,232,100	765,000	0	8,998,100
Outside Cities	316,634,250	28,358,350	0	344,992,600
KODIAK ISLAND	**439,710,369**	**76,594,500**	**0**	**516,304,869**
MATANUSKA-SUSITNA	**1,444,335,300**	**162,052,961**	**12,032,920**	**1,618,421,181**
Houston	27,738,800	1,223,825	0	28,962,625
Palmer	75,730,800	14,300,633	0	90,031,433
Wasilla	177,293,100	31,788,493	0	209,081,593
Outside Cities	1,163,572,600	114,740,010	12,023,920	1,290,345,530
NORTH SLOPE	**96,281,031**	**84,153,500**	**12,290,672,660**	**12,471,107,191**
SITKA	**375,229,621**	**56,927,468**	**0**	**432,157,089**

TABLE 6
Continued

CITIES	LOCALLY ASSESSED REAL PROPERTY ($)	LOCALLY ASSESSED PERSONAL PROPERTY ($)	STATE ASSESSED ($)	TOTAL ASSESSED ($)
CORDOVA	72,135,574	0	2,439,160	74,574,734
CRAIG	32,766,080	0	0	32,766,080
DILLINGHAM	73,518,050	41,466,841	0	114,984,891
EAGLE	6,916,400	0	0	6,916,400
NENANA	8,963,231	2,114,219	0	11,077,450
NOME	103,735,020	15,802,648	0	119,537,668
PELICAN	7,757,600	2,216,477	0	9,974,077
PETERSBURG	113,101,600	12,595,700	0	125,697,300
SKAGWAY	55,832,724	0	0	55,832,724
UNALASKA	124,470,920	107,603,554	34,380	232,108,854
VALDEZ	96,055,975	0	1,049,877,060	1,145,933,035
WHITTIER	10,116,924	5,610,811	794,750	16,522,485
WRANGELL	82,843,670	11,045,839	0	93,889,509
YAKUTAT	13,771,259	0	0	13,771,259

SUMMARY

	LOCALLY ASSESSED REAL PROPERTY ($)	LOCALLY ASSESSED PERSONAL PROPERTY ($)	STATE ASSESSED ($)	TOTAL ASSESSED ($)
Cities in the unorganized borough	**801,985,027**	**198,456,089**	**1,053,145,350**	**2,053,586,466**
Unorganized Borough	**0**	**0**	**2,485,817,580**	**2,485,817,580**
Boroughs/Unified Municipalities	**16,495,555,196**	**2,235,961,611**	**13,498,671,610**	**32,230,188,417**
TOTAL	**17,297,540,223**	**2,434,417,700**	**17,037,634,540**	**36,769,592,463**

TABLE 7

LOCAL ASSESSMENTS VS. FULL VALUE

The next three parts list the local assessed value levied against the full value. The first part, Part A, lists real property, Part B lists personal property, and Part C combines the two tables.

PART-A - REAL PROPERTY

BOROUGHS / UNIFIED MUNICIPALITIES	LOCALLY ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
ANCHORAGE	**7,857,666,921**	**8,276,322,300**	**94.94%**
BRISTOL BAY	**65,869,401**	**75,287,900**	**87.49%**
FAIRBANKS NORTH STAR	**2,157,616,536**	**2,290,710,300**	**94.19%**
Fairbanks (City)	823,718,964	867,283,200	94.98%
North Pole	145,281,780	143,761,800	101.06%
Outside Cities	1,188,615,792	1,279,665,300	92.88%
HAINES	**81,686,692**	**86,331,800**	**94.62%**
Haines	40,766,862	42,055,800	96.94%
Outside Cities	40,919,830	44,276,000	92.42%
JUNEAU	**1,120,459,800**	**1,180,406,800**	**94.92%**
KENAI PENINSULA	**2,174,336,125**	**2,307,963,200**	**94.21%**
Homer	157,288,300	167,382,000	93.97%
Kachemak	14,212,200	15,255,400	93.16%
Kenai	195,481,364	209,018,500	93.52%
Seldovia	11,777,300	13,450,700	87.56%
Seward	88,464,566	100,667,900	87.88%
Soldotna	158,000,235	167,203,900	94.50%
Outside Cities	1,549,112,160	1,634,984,800	94.75%
KETCHIKAN GATEWAY	**682,363,400**	**723,913,200**	**94.26%**
Ketchikan	357,497,050	378,864,600	94.36%
Saxman	8,232,100	10,693,900	76.98%
Outside Cities	316,634,250	334,354,700	94.70%
KODIAK ISLAND	**439,710,369**	**457,383,400**	**96.14%**
MATANUSKA-SUSITNA	**1,444,335,300**	**1,462,491,300**	**98.76%**
Houston	27,738,800	28,107,400	98.69%
Palmer	75,730,800	77,691,900	97.48%
Wasilla	177,293,100	179,649,000	98.69%
Outside Cities	1,163,572,600	1,177,043,000	98.86%
NORTH SLOPE	**96,281,031**	**118,792,500**	**81.05%**
SITKA	**375,229,621**	**384,435,600**	**97.61%**

ASSESSED VALUE : Actual assessed value of property currently taxed at the local level.

FULL VALUE : The full value of real and personal property that can be taxed under state law as equalized by the Department of Community and Regional Affairs according to standards defined in Attorney General Opinion No. 18, 1962.

RATIO : The relationship of actual assessed property values to the Department's full value determination expressed as a percentage.

PART A - REAL PROPERTY

CONTINUED

This table does not list municipalities that are outside of boroughs and that do not levy a real property tax.

CITIES	LOCALLY ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
CORDOVA	72,135,574	79,956,300	90.22%
CRAIG	32,766,080	33,396,100	98.11%
DILLINGHAM	73,518,050	75,018,400	98.00%
EAGLE	6,916,400	6,916,400	100.00%
NENANA	8,963,231	9,886,500	90.66%
NOME	103,735,020	104,782,800	99.00%
PELICAN	7,757,600	7,757,600	100.00%
PETERSBURG	113,101,600	113,101,600	100.00%
SKAGWAY	55,832,724	55,843,800	99.98%
UNALASKA	124,470,920	139,115,000	89.47%
VALDEZ	96,055,975	109,849,800	87.44%
WHITTIER	10,116,924	11,117,500	91.00%
WRANGELL	82,843,670	94,140,500	88.00%
YAKUTAT	13,771,259	14,585,500	94.42%

SUMMARY

	LOCALLY ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
BOROUGHS / UNIFIED MUNICIPALITIES	**$16,495,555,196**	**$17,854,936,400**	**92.39%**
CITIES IN THE UNORGANIZED BOROUGH	**$801,985,027**	**$855,467,800**	**93.75%**
TOTAL	**$17,297,540,223**	**$18,710,404,200***	**92.45%**

*Real Property is not assessed in areas outside taxing jurisdictions. This total excludes formula calculated full value determinations for municipalities under 750 in population and any values for unorganized areas of the state.

PART B - PERSONAL PROPERTY

BOROUGHS / UNIFIED MUNICIPALITIES	LOCALLY ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
ANCHORAGE	**1,208,877,790**	**1,927,087,000**	**62.73%**
BRISTOL BAY	**85,412,852**	**85,412,900**	**100.00%**
HAINES	**21,863,974**	**33,095,900**	**66.06%**
Haines	8,901,208	16,151,600	55.11%
Other	12,962,766	16,944,300	76.50%
JUNEAU	**156,625,075**	**299,334,300**	**52.32%**
KENAI PENINSULA	**328,032,091**	**540,935,100**	**60.64%**
Homer	44,903,313	70,993,000	63.25%
Kachemak	1,654,378	3,862,000	42.84%
Kenai	44,348,625	82,173,700	53.97%
Seldovia	4,277,212	5,557,200	76.97%
Seward	52,574,761	68,929,200	76.27%
Soldotna	19,509,812	41,090,300	47.48%
Other	160,763,990	268,329,700	59.91%
KETCHIKAN GATEWAY	**55,421,400**	**191,901,800**	**28.88%**
Ketchikan	26,297,050	107,377,600	24.49%
Saxman	766,000	3,252,400	23.55%
Other	28,358,350	81,271,800	34.89%
KODIAK ISLAND	**76,594,500**	**280,085,100**	**27.35%**
MATANUSKA-SUSITNA	**162,052,961**	**351,074,700**	**46.16%**
Houston	1,223,825	4,805,300	25.47%
Palmer	14,300,633	30,315,500	47.17%
Wasilla	31,788,493	50,317,200	63.18%
Other	114,740,010	265,636,700	43.19%
NORTH SLOPE	**84,153,500**	**84,153,500**	**100.00%**
SITKA	**56,927,468**	**108,263,200**	**52.58%**

PART B - PERSONAL PROPERTY

CONTINUED

This table lists only those municipalities that levy a personal property tax and are located outside of borough boundaries.

CITIES	LOCALLY ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
DILLINGHAM	41,466,841	48,823,600	84.93%
NENANA	2,114,219	5,264,200	40.16%
NOME	15,802,648	25,990,700	60.80%
PELICAN	2,216,477	5,893,400	37.61%
PETERSBURG	12,595,700	67,068,600	18.78%
UNALASKA	107,603,554	112,999,100	95.23%
WHITTIER	5,610,811	7,891,500	71.10%
WRANGELL	11,045,839	40,406,200	27.34%

SUMMARY

	LOCALLY ASSESSED VALUE($)	FULL VALUE($)	RATIO(%)
BOROUGHS / UNIFIED MUNICIPALITIES	**$2,235,961,611**	**$3,901,343,500**	**57.31%**
CITIES IN THE UNORGANIZED BOROUGH	**$198,456,089**	**$314,337,300**	**63.13%**
TOTAL	**$2,434,417,700**	**$4,215,680,800**	**57.75%**

PART C - REAL AND PERSONAL PROPERTY

Municipalities not listed in Part C do not levy a property tax.

BOROUGHS/UNIFIED MUNICIPALITIES	LOCALLY ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
ANCHORAGE	**9,066,544,711**	**10,203,409,300**	**88.86%**
BRISTOL BAY	**151,282,253**	**160,700,800**	**94.14%**
FAIRBANKS NORTH STAR	**2,157,616,536**	**2,721,235,300**	**79.29%**
Fairbanks	823,718,964	1,029,283,200	80.03%
North Pole	145,281,780	170,861,800	85.03%
Outside Cities	1,188,615,792	1,521,090,300	78.14%
HAINES BOROUGH	**103,550,666**	**119,427,700**	**86.71%**
Haines	49,668,070	58,207,400	85.33%
Outside Cities	53,882,596	61,220,300	88.01%
JUNEAU	**1,277,084,875**	**1,479,741,100**	**86.30%**
KENAI PENINSULA	**2,502,368,216**	**2,848,898,300**	**87.84%**
Homer	202,191,613	238,375,000	84.82%
Kachemak	15,866,578	19,117,400	83.00%
Kenai	239,829,989	291,192,200	82.36%
Seldovia	16,054,512	19,007,900	84.46%
Seward	141,039,327	169,597,100	83.16%
Soldotna	177,510,047	208,294,200	85.22%
Outside Cities	1,709,876,150	1,903,314,500	89.84%
KETCHIKAN GATEWAY	**737,784,800**	**915,815,000**	**80.56%**
Ketchikan	383,794,100	486,242,200	78.93%
Saxman	8,998,100	13,946,300	64.52%
Outside Cities	344,992,600	415,626,500	83.01%
KODIAK ISLAND	**516,304,869**	**737,468,500**	**70.01%**
MATANUSKA-SUSITNA	**1,606,388,261**	**1,813,566,000**	**88.58%**
Houston	28,962,625	32,912,700	88.00%
Palmer	90,031,433	108,007,400	83.36%
Wasilla	209,081,593	229,966,200	90.92%
Outside Cities	1,278,312,610	1,442,679,700	88.61%
NORTH SLOPE	**180,434,531**	**202,946,000**	**88.91%**
SITKA	**432,157,089**	**492,698,800**	**87.71%**

PART C - REAL AND PERSONAL PROPERTY
CONTINUED

CITIES	LOCALLY ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
CORDOVA	72,135,574	146,361,700	49.29%
CRAIG	32,766,080	50,794,100	64.51%
DILLINGHAM	114,984,891	123,842,000	92.85%
EAGLE	6,916,400	7,972,800	86.75%
NENANA	11,077,450	15,150,700	73.12%
NOME	119,537,668	130,773,500	91.41%
PELICAN	9,974,086	13,651,000	73.06%
PETERSBURG	125,697,264	180,170,200	69.77%
SKAGWAY	55,832,724	63,040,300	88.57%
UNALASKA	232,074,474	252,114,100	92.05%
VALDEZ	96,055,975	159,323,600	60.29%
WHITTIER	15,727,735	19,009,000	82.74%
WRANGELL	93,889,509	134,546,700	69.78%
YAKUTAT	13,771,259	21,548,100	63.91%

SUMMARY

	LOCALLY ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
BOROUGHS / UNIFIED MUNICIPALITIES	**$18,731,516,807**	**$21,695,906,800**	**86.34%**
CITIES IN THE UNORGANIZED BOROUGH	**$1,000,441,089**	**$1,318,297,800**	**75.89%**
TOTAL	**$19,731,957,896**	**$23,014,204,600** *	**85.74%**

* The total full value includes all full value determinations except for formula calculated full value determinations for cities under 750 in population and for those municipalities which do not levy a real or personal property tax.

TABLE 8

FULL VALUE DETERMINATION

(As of January 1)

BOROUGHS/UNIFIED MUNICIPALITIES	AS 29.45 LOCAL TAXABLE FULL VALUE ($)	AS 43.56 STATE TAXABLE FULL VALUE ($) (OIL & GAS)	FULL VALUE DETERMINATION ($)
ALEUTIANS EAST	84,199,100	0	84,199,100
ANCHORAGE	10,203,409,300	63,316,960	10,266,726,260
BRISTOL BAY	160,700,800	0	160,700,800
DENALI BOROUGH	69,533,800	0	69,533,800
FAIRBANKS NORTH STAR	2,721,235,300	453,928,810	3,175,164,110
HAINES BOROUGH	119,427,700	0	119,427,700
JUNEAU	1,479,741,100	0	1,479,741,100
KENAI PENINSULA	2,848,898,300	678,720,260	3,527,618,560

LOCAL TAXABLE FULL VALUE, AS 29.45: The full value of real and personal property that can be taxed under state law as equalized by the Department of Community and Regional Affairs according to standards defined in Attorney General Opinion No. 18, 1962.

STATE TAXABLE OIL & GAS PROPERTY, AS 43.56: The assessed value of oil and gas exploration, production and transportation property as determined by the Petroleum Division, Department of Revenue.

FULL VALUE DETERMINATION: The full value of property taxable under state law (AS 29.45) and oil and gas related property assessed by the State (AS 43.56).

TABLE 8
CONTINUED

FULL VALUE DETERMINATION
(As of January 1)

BOROUGHS/UNIFIED MUNICIPALITIES	AS 29.45 LOCAL TAXABLE FULL VALUE ($)	AS 43.56 STATE TAXABLE FULL VALUE ($) (OIL & GAS)	FULL VALUE DETERMINATION ($)
KETCHIKAN GATEWAY	915,815,000	0	915,815,000
KODIAK ISLAND	737,468,500	0	737,468,500
LAKE & PENINSULA	66,352,000	0	66,352,000
MATANUSKA-SUSITNA	1,813,566,000	12,032,920	1,825,598,920
NORTH SLOPE	202,946,000	12,290,672,660	12,493,618,660
NORTHWEST ARCTIC	351,181,100	0	351,181,100
SITKA	492,698,800	0	492,698,800

TABLE 8
CONTINUED

FULL VALUE DETERMINATION
(As of January 1)

CITIES	AS 29.45 LOCAL TAXABLE FULL VALUE ($)	AS 43.56 STATE TAXABLE FULL VALUE ($) (OIL & GAS)	FULL VALUE DETERMINATION ($)
BETHEL	180,576,300	0	180,576,300
CORDOVA	146,361,700	2,439,160	148,800,860
CRAIG	50,794,100	0	50,794,100
DELTA JUNCTION	31,081,000	0	31,081,000
DILLINGHAM	123,842,000	0	123,842,000
EAGLE	7,972,800	0	7,972,800
GALENA	19,965,100	0	19,965,100
HOONAH	22,813,100	0	22,813,100
HOOPER BAY	5,618,100	0	5,618,100
HYDABURG	5,736,300	0	5,736,300
KAKE	16,951,200	0	16,951,200
KLAWOCK	11,993,800	0	11,993,800
NENANA	15,150,700	0	15,150,700
NOME	130,773,500	0	130,773,500
PELICAN	13,651,000	0	13,651,000
PETERSBURG	180,170,200	0	180,170,200
ST. MARY'S	4,459,300	0	4,459,300
SKAGWAY	63,040,300	0	63,040,300
TANANA	11,245,600	0	11,245,600
UNALASKA	252,114,100	34,380	252,148,480
VALDEZ	159,323,600	1,049,877,060	1,209,200,660
WHITTIER	19,009,000	794,750	19,803,750
WRANGELL	134,546,700	0	134,546,700
YAKUTAT	21,548,100	0	21,548,100

TABLE 8
CONTINUED

FULL VALUE DETERMINATION
(As of January 1)

SUMMARY*

	AS 29.45 LOCAL TAXABLE FULL VALUE ($)	AS 43.56 STATE TAXABLE FULL VALUE ($) (OIL & GAS)	FULL VALUE DETERMINATION ($)
OUTSIDE TAXING JURISDICTIONS	(NOT DETERMINED)	$2,485,817,580	$2,485,817,580
BOROUGHS/UNIFIED MUNICIPALITIES	$22,267,172,800	$13,498,671,610	$35,765,844,410
CITIES IN THE UNORGANIZED BOROUGH	$1,628,737,600	$1,053,145,350	$2,681,882,950
TOTAL	$23,895,910,400	$17,037,634,540	$40,933,544,940

*Excludes formula-calculated full value determinations for second class cities under 750 in population and values for unorganized areas of the state.

TABLE 9

COMPARISON OF FULL VALUE DETERMINATION, 1989, 1990, 1991

This is a three-year comparison of the Department's equalized full value figures including locally and state assessed oil and gas property values in boroughs and cities. Nontaxing second class cities located outside boroughs are excluded.

BOROUGHS/UNIFIED MUNICIPALITIES	1989 ($)	1990	% of Change '89 to '90	1991 ($)	% of Change '90 to '91
ALEUTIANS EAST	**87,528,600**	**82,341,100**	**-5.93%**	**84,199,100**	**2.26%**
ANCHORAGE	9,764,661,900	**9,658,280,000**	-1.09%	**10,203,409,300**	5.64%
State Assessed	72,060,510	95,182,970	32.09%	63,316,960	-33.48%
Total	**9,836,722,410**	**9,753,462,970**	**-0.85%**	**10,266,726,260**	**5.26%**
BRISTOL BAY	**117,937,900**	**134,312,700**	**13.88%**	**160,700,800**	**19.65%**
DENALI*	**N/A**	**N/A**	**N/A**	**69,533,800**	**N/A**
FAIRBANKS NSB	2,846,892,000	2,681,006,000	-5.83%	2,721,235,300	1.50%
State Assessed	551,439,900	477,820,670	-13.35%	453,928,810	-5.00%
Total	**3,398,331,900**	**3,158,826,670**	**-7.05%**	**3,175,164,110**	**0.52%**
HAINES	**103,888,200**	**114,333,500**	**10.05%**	**119,427,700**	**4.46%**
JUNEAU	**1,247,450,700**	**1,368,803,500**	**9.73%**	**1,479,741,100**	**8.10%**
KENAI PENINSULA	2,764,278,200	2,829,548,600	2.36%	2,848,898,300	**0.68%**
State Assessed	521,602,510	641,766,030	23.04%	678,720,260	**5.76%**
Total	**3,285,880,710**	**3,471,314,630**	**5.64%**	**3,527,618,560**	**1.62%**
KETCHIKAN GATEWAY	**819,271,400**	**843,233,400**	**2.92%**	**915,815,000**	**8.61%**
KODIAK ISLAND	**645,143,800**	**700,935,300**	**8.65%**	**737,468,500**	**5.21%**
LAKE & PENINSULA	**60,371,500**	**63,519,500**	**0.00%**	**66,352,000**	**4.46%**
MAT-SU	1,811,103,500	1,751,437,700	-3.29%	1,813,566,000	**3.55%**
State Assessed	2,452,990	7,995,010	225.93%	12,032,920	**50.51%**
Total	**1,813,556,490**	**1,759,432,710**	**-2.98%**	**1,825,598,920**	**3.76%**
NORTH SLOPE	175,660,300	193,226,400	10.00%	202,946,000	5.03%
State Assessed	11,786,114,000	11,804,162,680	0.15%	12,290,672,660	4.12%
Total	**11,961,774,300**	**11,997,389,080**	**0.30%**	**12,493,618,660**	**4.14%**
NORTHWEST ARCTIC	**142,713,800**	**387,443,000**	**171.48%**	**351,181,100**	**-9.36%**
SITKA	**446,849,500**	**463,380,100**	**3.70%**	**492,698,800**	**6.33%**

*Formed 12/7/90

TABLE 9
CONTINUED

COMPARISON OF FULL VALUE DETERMINATION, 1989, 1990, 1991

CITIES	1989 ($)	1990 ($)	% of Change '89 to '90	1991 ($)	% of Change '90 to '91
BETHEL	181,980,500	180,299,500	-0.92%	180,576,300	0.15%
CORDOVA	122,992,900	131,835,000	7.19%	148,800,860	12.87%
CRAIG	40,178,500	46,095,300	14.73%	50,794,100	10.19%
DELTA JUNCTION	27,731,800	30,902,100	11.43%	31,081,000	0.58%
DILLINGHAM	118,601,000	127,563,600	7.56%	123,842,000	-2.92%
EAGLE	8,388,300	8,423,600	0.42%	7,972,800	-5.35%
GALENA	19,585,100	20,177,800	3.03%	19,965,100	-1.05%
HOONAH	21,586,000	21,953,900	1.70%	22,813,100	3.91%
HOOPER BAY	5,203,800	5,593,200	7.48%	5,618,100	0.45%
HYDABURG	9,024,100	5,688,400	-36.96%	5,736,300	0.84%
KAKE	16,843,800	17,234,100	2.32%	16,951,200	-1.64%
KLAWOCK	9,194,000	11,220,000	22.04%	11,993,800	6.90%
NENANA	16,186,800	15,678,100	-3.14%	15,150,700	-3.36%
NOME	137,990,000	137,876,000	-0.08%	130,773,500	-5.15%
PELICAN	10,440,800	13,564,700	29.92%	13,651,000	0.64%
PETERSBURG	162,441,900	168,620,400	3.80%	180,170,200	6.85%
ST. MARY'S	4,184,700	4,390,900	4.93%	4,459,300	1.56%
SKAGWAY	54,411,100	59,362,100	9.10%	63,040,300	6.20%
TANANA	11,511,900	11,096,900	-3.60%	11,245,600	1.34%
UNALASKA	116,097,600	164,967,100	42.09%	252,114,100	52.83%
State Assessed	27,640	30,430	10.09%	34,380	12.98%
Total	**116,125,240**	**164,997,530**	**42.09%**	**252,148,480**	**52.82%**
VALDEZ	139,680,300	161,465,400	15.60%	159,323,600	-1.33%
State Assessed	1,230,690,600	1,139,761,160	-7.39%	1,049,877,060	-7.89%
Total	**1,370,370,900**	**1,301,226,560**	**-5.05%**	**1,209,200,660**	**-7.07%**
WHITTIER	18,415,600	17,695,900	-3.91%	19,009,000	7.42%
State Assessed	0	0	0.00%	794,750	0.00%
Total	**18,415,600**	**17,695,900**	**-3.91%**	**19,803,750**	**11.91%**
WRANGELL	110,198,000	109,706,100	-0.45%	134,546,700	22.64%
YAKUTAT	19,792,100	19,872,300	0.41%	21,548,100	8.43%

TABLE 9

continued

SUMMARY *

	1989 ($)	1990 ($)	% of Change '89 to '90	1991 ($)	% of Change '90 to '91
OUTSIDE TAXING JURISDICTIONS *(oil & gas property)*	2,983,179,780	2,738,684,260	-8.20%	2,485,817,580	-9.23%
BOROUGHS/UNIFIED MUNICIPALITIES	33,967,421,210	34,298,728,160	0.98%	35,765,844,410	4.28%
CITIES IN THE UNORGANIZED BOROUGH	2,613,378,840	2,631,073,990	0.68%	2,681,882,950	1.93%
TOTAL	39,563,979,830	39,668,486,410	0.26%	40,933,544,940	3.09%

* Does not include any value for unincorporated areas of the state nor for second class cities that do not levy a property tax and are under 750 in population.

TABLE 10

Real Property Full Values

These graphs show the pattern of growth of real property full value for municipalities over the past 25 years. Oil and gas values are not included.

In general, these graphs show an increase in real property values throughout Alaska. Recessions and economic recovery periods vary greatly from municipality to municipality.

The cities of Eagle and Whittier only recently established a real property assessment roll; therefore, no significant growth pattern can be established for them.

The biggest contrast is the difference of growth patterns between the City of Unalaska and the North Slope Borough. With the establishment of an intensive fisheries industry, Unalaska added value through new construction and property appreciation. On the other hand, the North Slope Borough, whose economy is tied to oil and gas activity, has a local real property tax base today nearly the same as it was in 1978.

Real Property Full Values 1966-1991
Boroughs
Populations of 20,000 or more

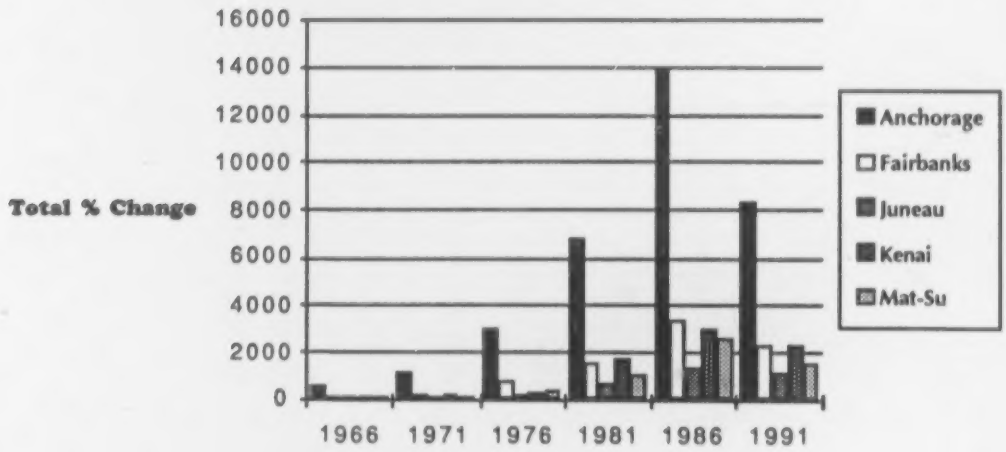
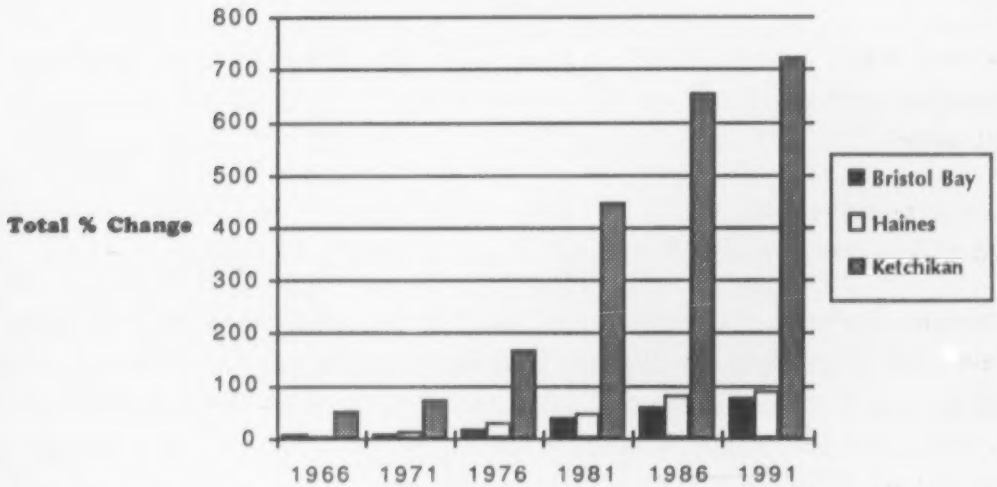


TABLE 10

continued

Real Property Full Values 1966-1991
Boroughs
Populations of less than 20,000



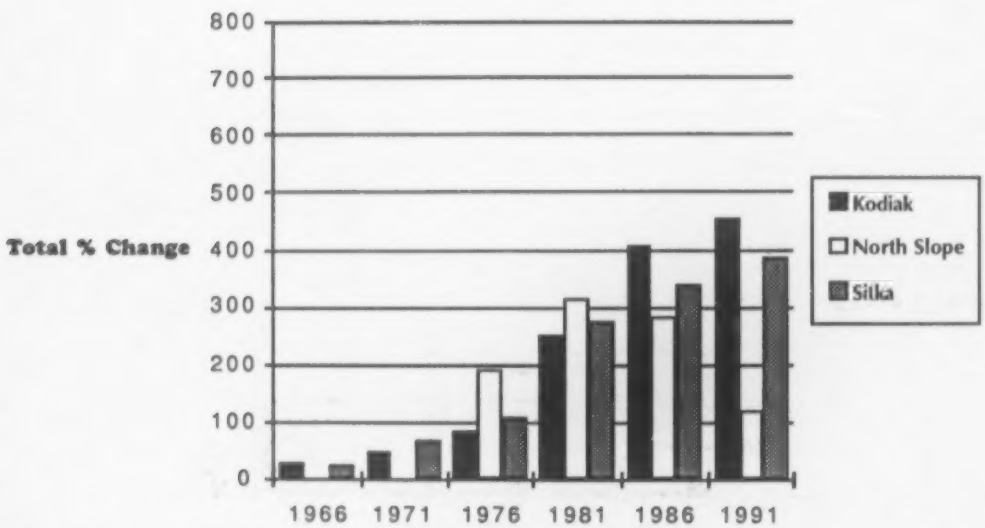


TABLE 10

continued

Real Property Full Values 1966-1991
Cities

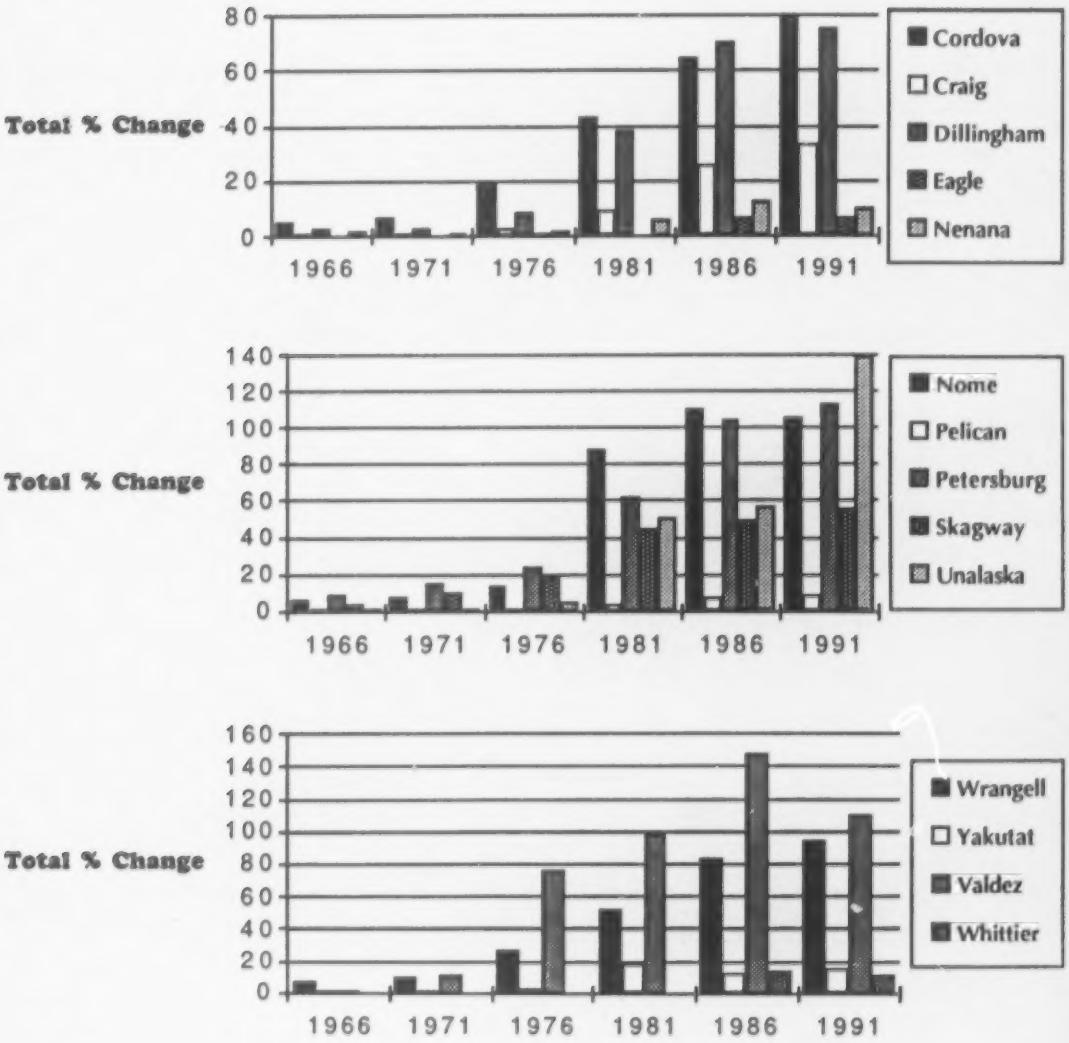


TABLE 11

This table summarizes the state's full and true value figures for the past ten years. The table shows annual percentage changes for local full values and state assessed properties.

FULL VALUE DETERMINATION SUMMARY
TEN-YEAR HISTORY
1982 - 1991

JANUARY 1 YEAR	MUNICIPAL FULL VALUE ($)	PERCENTAGE CHANGE	STATE ASSESSED FULL VALUE ($)	PERCENTAGE CHANGE	TOTAL FULL VALUE ($)	PERCENTAGE CHANGE
1982	20,814,157,646	25.31%	14,412,781,170	9.43%	35,226,938,816	18.29%
1983	23,030,357,670	10.65%	16,060,037,180	11.43%	39,090,394,850	10.97%
1984	26,404,529,070	14.65%	18,605,238,540	15.85%	45,009,767,610	15.14%
1985	29,884,906,500	13.18%	19,030,331,400	2.28%	48,915,237,900	8.68%
1986	32,664,787,900	9.30%	19,551,019,700	2.74%	52,215,807,600	6.75%
1987	29,645,668,100	-9.24%	18,259,909,850	-6.60%	47,905,577,950	-8.25%
1988	24,540,925,100	-17.22%	17,709,383,490	-3.01%	42,250,308,590	-11.81%
1989	22,416,411,900	-8.66%	17,150,567,930	-3.16%	39,563,979,830	-6.36%
1990	22,763,083,200	1.55%	16,905,403,210	-1.43%	39,668,486,410	0.26%
1991	23,895,910,400	4.98%	17,037,634,540	0.78%	40,933,544,940	3.19%

MUNICIPAL FULL VALUE: The full and true value of all property taxable under state law (AS 29.45). Includes property exempted by local option.

STATE ASSESSED FULL VALUE: The value of oil and gas, exploration, production, and pipeline transportation property as determined and certified by the Department of Revenue using standards defined in Alaska Statutes 43.56.

TOTAL FULL VALUE: The full and true value of all property taxable under Alaska Statutes 29.45 and 43.56 as determined by the Department of Community and Regional Affairs under standards defined in Attorney General Opinion No. 18, 1962.

Note: Four new boroughs have incorporated since 1986, however, the value they have added to the Total Full Value represents only a small percentage.

TABLE 12

REAL PROPERTY STAFF STATISTICS - 1991

This table is informational only. Total number of parcels are real property parcels indicated by municipalities' 1991 certified assessment rolls. The number of appraisers are real property appraisers and the assessor. The assessment budget is based on the total budget for the assessing department, including personal property appraisers, assessing clerks, drafting personnel, and employee benefits.

Because the Bristol Bay Borough and all first class cities in the unorganized borough that levy a property tax are appraised by contract assessors, they're not included in this table.

Borough/ Unifd Muni	# Real Property Appraisers Including Assessor	Total # Real Parcels	Est. Sq. Mi. Within Jurisdiction	Assessing Dept. 1991 Budget	Avg. # Parcels Per Appraiser Per Year	Assessment Cycle
Anchorage	25	84,937	1,900	$2,616,770	544	6-Year Cycle
Fairbanks	12	37,387	7,350	$1,110,190	3,116	Annual
Haines	1	2,730	2,600	$51,250	1,365	2-Year Cycle
Juneau	5	10,585	3,100	$437,600	529	4-Year Cycle
Kenai	7	55,659	25,600	$1,130,343	3,976	2-Year Cycle
Ketchikan	4	6,208	1,250	$354,708	388	4-Year Cycle
Kodiak	2	4,777	17,800	$222,060	796	3-Year Cycle
Mat-Su	8	60,931	20,550	$956,708	7,616	Annual
Nenana	1	718	N/A	$10,000	239	3-5 Year Cycle
North Slope	5	759	85,000	$846,089	152	Annual
Sitka	1	3,583	7,900	$174,320	1,194	3-Year Cycle

TABLE 13

1991 CONTRACT REVALUATION COSTS

These costs are strictly for services provided by the contractor.
Municipal staff time and costs have not been included.

MUNICIPALITY	CONTRACTOR	CONTRACT AMOUNT	REAL PROP PARCELS	PER PARCEL AMOUNT	SCOPE OF WORK
BRISTOL BAY	Appraisal Company of Alaska	$18,000	1,374	$13.10	Update (Real)
CORDOVA	Appraisal Company of Alaska	$56,000 (over 4 yrs.)	797	$17.57	Update (Real)
CRAIG	Horan, Corak & Company	$8,000	543	$14.73	Update (Real)
DILLINGHAM	Appraisal Company of Alaska	$16,000	761	$21.02	Update (Real)
NOME	Appraisal Company of Alaska	$18,756	1,246	$15.05	Update (Real)
PETERSBURG	Horan, Corak & Company	$20,000	1,698	$11.78	2-Year Cycle
SKAGWAY	Horan, Corak & Company	$12,000	619	$19.39	Update (Real)
UNALASKA	Appraisal Company of Alaska	$30,000	542	$55.35	Update (Real)
VALDEZ	Appraisal Company of Alaska	$26,500	1,682	$15.76	Update (Real)
WRANGELL	Appraisal Company of Alaska	$21,500	1,428	$15.06	Update (Real)
YAKUTAT	Garrett Waldner	$12,258	280	$43.78	Update (Real)

Part 4

Special Tax Exemption, Tax Deferment and Tax Assessment Programs

TABLE 14

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EXEMPTION PROGRAM HISTORY AS 29.45.030(e) - (i)

State law exempts real property owned and occupied as a permanent home by a resident 65 years of age or over or by a disabled veteran. The exemption applies to the first $150,000 of assessed valuation.

Ten-year Performance Summary

FISCAL YEAR	NO. OF APP.'S APPROVED	TOTAL EXEMPT ASSESSED VALUE ($)	TOTAL MUNICIPAL REIMBURSEMENT ($)	AVERAGE EXMEPT VALUE ($) PER APP.	AVERAGE EXEMPT TAX ($) PER APP.
1982	4,147	277,154,113	1,757,887	66,832	424
1983	4,893	324,220,034	2,092,317	66,262	428
1984	5,156	392,215,073	3,146,618	76,070	610
1985	5,418	478,983,142	4,005,075	88,406	739
1986	6,061	609,947,921	3,958,567 *	100,635	821
1987	6,569	737,706,208	2,770,300 *	112,301	963
1988	7,118	760,355,699	2,622,969 *	106,822	949
1989	7,900	598,877,461	2,519,344 *	75,807	945
1990	8,557	606,951,397	2,543,469 *	70,930	1,008
1991	9,246	665,058,233	2,557,900 *	71,929	1,037

* *Represents available funds; actual reimbursement requests exceeded funding level.*

TABLE 14
SENIOR CITIZEN/DISABLED VETERAN PROPERTY TAX EXEMPTION
FY 91 PROGRAM SUMMARY

Borough	Number of Applicants Approved	Total Assessed Value Exempt ($)	Total Tax Exempt ($)	Prorated * Payment ($)	Reimbursement Shortage ($)	Average Exempt Value ($) Per App.	Average Exempt Tax ($) Per App.
Anchorage	3,953	288,256,050	5,043,134	1,345,809	3,697,325	72,921	1,276
Bristol Bay	11	582,000	2,910	777	2,133	52,909	265
Fbnks N. Star	1,229	74,045,172	1,171,241	312,557	858,684	60,248	953
Haines	98	6,341,280	52,949	14,130	38,819	64,707	540
Juneau	648	58,097,700	783,457	209,073	574,384	89,657	1,209
Kenai Pen	950	69,021,840	659,599	176,020	483,579	72,655	694
Ket. Gateway	438	34,902,200	416,701	111,201	305,500	79,685	951
Kodiak Island	167	15,182,339	99,364	26,516	72,848	90,912	595
Mat-Susitna	1,049	64,781,818	923,011	246,314	676,697	61,756	880
North Slope	18	847,070	15,562	4,153	11,409	47,059	865
Sitka	196	18,210,605	109,264	29,158	80,106	92,911	557
Subtotal	**8,757**	**630,268,074**	**9,277,192**	**2,475,708**	**6,801,484**	**71,973**	**1,059**
Cities							
Cordova	37	2,746,865	19,486	5,200	14,286	74,240	527
Craig	11	746,300	4,161	1,110	3,051	67,845	378
Dillingham	20	2,471,100	8,754	2,336	6,418	123,555	438
Eagle	4	259,100	259	69	190	64,775	65
Nenana	18	827,117	10,174	2,715	7,459	45,951	565
Nome	79	5,034,269	41,533	11,083	30,450	63,725	526
Pelican	8	425,700	2,341	625	1,716	53,213	293
Petersburg	121	10,765,726	105,452	28,141	77,311	88,973	872
Skagway	33	2,171,547	16,963	4,527	12,436	65,804	514
Unalaska	4	149,100	1,905	508	1,397	37,275	476
Valdez	37	2,311,062	35,870	9,572	26,298	62,461	969
Whittier	9	220,300	1,042	278	764	24,478	116
Wrangell	95	5,826,473	49,810	13,292	36,518	61,331	524
Yakutat	13	835,500	10,250	2,736	7,514	64,269	788
Subtotal	**489**	**34,790,159**	**308,000**	**82,192**	**225,808**	**71,146**	**630**
Statewide Total	**9,246**	**665,058,233**	**9,585,192**	**2,557,900**	**7,027,292**	**71,929**	**1,037**

* *26.69% with existing funding level*

FY 91 TOTAL REQUEST = $9,585,192
FY 91 TOTAL BUDGET = $2,557,900
FY 91 SHORTAGE = $7,027,292

TABLE 15

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EQUIVALENCY PROGRAM HISTORY

AS 29.45.040

(Renter Rebate)

Ten-year Performance Summary

FISCAL YEAR	NO. OF APPLICATIONS APPROVED	ANNUAL RENT PAID ($)	TOTAL BENEFITS PAID ($)	AVERAGE ANNUAL RENT ($)	AVERAGE PAYMENT PER APPLICANT ($)
1982	742	2,249,821	160,163	3,032	216
1983	720	2,439,506	208,538	3,388	290
1984	662	2,482,387	210,573	3,750	318
1985	695	2,849,565	268,349	4,100	386
1986	654	2,900,469	260,592	4,435	398
1987	710	3,232,464	311,632	4,553	439
1988	732	3,362,450	397,111	4,594	543
1989	802	3,599,138	499,675	4,488	623
1990	873	3,798,170	645,600	4,351	740
1991	970	4,628,641	745,605	4,772	769

TABLE 15

Continued

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EQUIVALENCY PROGRAM

AS 29.45.040

(Renter Rebate)

FY 91 PROGRAM SUMMARY BREAKDOWN

MUNICIPALITIES	NO. OF APPLICANTS APPROVED	TOTAL ACTUAL REBATE ($)	AVERAGE ACTUAL PAYMENT ($)
Anchorage	463	397,158	858
Craig	1	131	131
Fairbanks No. Star	104	81,190	781
Haines	5	2,507	501
Juneau	104	76,418	735
Kenai Peninsula	70	27,025	386
Ketch. Gateway	37	25,463	688
Kodiak Island	33	9,330	283
Mat-Su	38	23,194	610
Nenana	2	942	471
Nome	1	302	302
Pelican	1	116	116
Petersburg	5	2,263	453
Sitka	15	4,541	303
Skagway	3	913	304
Valdez	4	3,216	804
Wrangell	10	3,235	324
Yakutat	1	590	590
STWD. SC TOTAL:	**897**	**658,534**	**734**
DISABLED VETERANS			
Anchorage	49	65,257	1,332
Fairbanks North Star	8	8,945	1,118
Juneau	6	5,356	893
Kenai Peninsula	1	729	729
Ketchikan Gateway	1	1,259	1,259
Kodiak Island	1	624	624
Matanuska-Susitna	6	4,121	687
Petersburg	1	780	780
STATEWIDE DV TOTAL:	**73**	**87,071**	**1,193**
STWD. PROGRAM TOTALS:	**970**	**745,605**	**769**

TABLE 16

SENIOR CITIZEN SPECIAL ASSESSMENT DEFERMENT PROGRAM
AS 29.46.090

(WATER/SEWER PROGRAM)

This program was repealed as of 1/1/87.

The law provided for deferred payment of special assessments levied by municipalities to install sewer and/or water systems to homes of eligible applicants. Property owned and occupied by permanent residents of the state, 65 years of age or older, was eligible.

The State reimbursed municipalities for revenue lost in operation of this program. The reimbursement satisfied municipal liens and a lien in favor of the State was recorded. The lien is due and payable when the property is sold or transferred, except to a spouse, widow, widower, or minor heir. Qualification must be verified each year.

MUNICIPALITY	TOTAL NO. OF LIENS OUTSTANDING	TOTAL LIEN DOLLAR AMOUNT
ANCHORAGE	13	66,867
CORDOVA	5	2,715
FAIRBANKS NORTH STAR BOROUGH	21	47,703
CITY AND BOROUGH OF JUNEAU	30	24,878
KENAI PENINSULA BOROUGH	3	6,402
MATANUSKA-SUSTINA BOROUGH	5	17,675
CITY AND BOROUGH OF SITKA	3	16,420
STATEWIDE TOTALS:	**80**	**182,661**

TOTAL 1991 LIENS RELEASED AND DOLLARS RETURNED TO THE STATE OF ALASKA

1991 LIENS RELEASED	$ RETURNED TO THE STATE OF ALASKA IN 1991
14	**$11,752.53**

TABLE 17

FARM USE LAND ASSESSMENT PROGRAM

AS 29.45.060

The program was inactive during the first four years of operation because agricultural and rural real estate wasn't assessed as highly as urban real estate.

The farm use land assessment program requires a differential assessment for qualified farm land; owner's pay taxes on the land value as a farm, the State pays taxes on the remaining value. If the land is converted to a use unsuited to farming, the owner must pay the deferred tax for the preceding seven years. This program has not been funded by the State since 1986.

1991 PROGRAM SUMMARY BREAKDOWN

Municipality	Number of Applicants	Number of Acres	Full & True Value ($)	Value Deferred ($)	Deferred Tax ($)
Anchorage	2	104	1,109,700	369,272	12,568
Fairbanks	22	3,274	6,617,896	4,402,745	65,720
Kenai	13	1,333	3,020,200	1,658,100	18,101
Kodiak	3	243	1,226,600	902,150	4,962
Mat-Su	60	9,892	17,778,800	5,641,800	193,940
Total	**100**	**14,846**	**29,753,196**	**12,974,067**	**295,291**

TABLE 17

continued

NINE-YEAR SUMMARY OF PROGRAM PERFORMANCE

Fiscal Year	Number of Applicants	Number of Acres	Full and True Land Value ($)	Total Deferred Value ($)	Total Deferred Tax ($)
1983	115	19,636	23,862,462	22,006,210	122,924
1984	121	19,159	29,328,035	26,113,035	201,025
1985	119	18,147	31,653,580	28,566,334	220,046
1986	119	16,973	50,355,100	38,141,410	255,473
1987	130	16,576	44,584,528	39,999,314	296,265
1988	127	17,637	54,047,954	41,793,448	345,499
1989	108	15,610	30,452,932	21,726,115	248,198
1990	100	14,507	28,368,844	13,262,025	255,142
1991	100	14,846	29,753,196	12,974,067	295,291

Part 5

General Obligation Bonded Indebtedness

TABLE 18

POPULATION AND G.O. BONDED DEBT TEN-YEAR HISTORY

1982 - 1991

Per capita valuation and per capita general obligation bonded debt are reported in this table. All municipalities are included except second class cities without debt or for which no valuation data is available. Data reported for debt and population are as of July 1, 1991.

YEAR	MUNICIPAL DEBT	STATE OF ALASKA DEBT	TOTAL DEBT	POP	PER CAPITA DEBT
1982	$1,316,204,221	$842,413,000	$2,158,617,221	464,460	$4,648
1983	$1,619,154,450	$946,183,000	$2,565,332,450	516,324	$4,968
1984	$2,105,810,849	$924,008,000	$3,029,818,849	547,475	$5,534
1985	$2,084,098,600	$816,100,000	$2,900,198,600	566,657	$5,118
1986	$2,673,576,300	$706,883,000	$3,380,459,300	572,029	$5,910
1987	$2,463,790,232	$598,503,000	$3,062,293,232	574,200	$5,333
1988	$2,170,479,405	$489,818,000	$2,660,297,405	575,982	$4,619
1989	$1,966,970,441	$386,091,000	$2,353,061,441	540,563	$4,353
1990	$2,002,156,412	$290,531,000	$2,292,687,412	545,774	$4,201
1991	$1,854,840,012	$213,032,000	$2,067,872,012	579,659	$3,567

STATEWIDE GENERAL OBLIGATION BONDED DEBT: JULY 1, 1991

Area	Total Debt	Est. 7-1-91 Population	Per Capita Debt
Municipalities	$1,854,840,012	479,516	$3,868
State of Alaska	213,032,000	579,659	$368
Total	**$2,067,872,012**	**579,659**	**$3,567**

This is the total general obligation bonded indebtedness reported by all municipalities and the State of Alaska.

TABLE 19

POPULATION, VALUATION AND G.O. BONDED DEBT

BOROUGHS / UNIFIED MUNICIPALITIES	POP.	FULL VALUE DETERMINATION* ($)	PER CAP VALUE ($)	G.O. DEBT ($)	PER CAP DEBT ($)
ALEUTIANS EAST	**2,464**	**84,199,100**	**34,172**	**3,775,000**	**1,532**
Sand Point	878	37,939,600	43,211	220,199	251
ANCHORAGE	**237,907**	**10,266,726,260**	**43,154**	**499,931,500**	**2,101**
BRISTOL BAY	**1,410**	**160,700,800**	**113,972**	**2,690,000**	**1,908**
DENALI	**1,783**	**69,533,800**	**38,998**	**0**	**0**
FAIRBANKS NSB	**77,720**	**3,175,164,110**	**40,854**	**86,800,000**	**1,117**
Fairbanks	30,843	1,029,283,200	33,372	815,000	26
HAINES BOROUGH	**2,212**	**119,427,700**	**53,991**	**85,000**	**38**
Haines	1,265	58,207,400	46,014	545,000	431
JUNEAU	**28,965**	**1,479,741,100**	**51,087**	**40,468,000**	**1,397**
KENAI PENINSULA	**40,802**	**3,527,618,560**	**86,457**	**115,825,000**	**2,839**
Homer	3,937	238,375,000	60,547	5,601,000	1,423
Kenai	6,327	291,192,200	46,024	3,491,000	552
Seldovia	316	19,007,900	60,152	222,000	703
Seward	2,699	169,597,100	62,837	11,021,000	4,083
Soldotna	3,482	208,294,200	59,820	4,105,000	1,179
KETCHIKAN GATEWAY	**13,828**	**915,815,000**	**66,229**	**20,265,000**	**1,466**
Ketchikan	8,263	466,242,200	56,846	7,543,000	913

TABLE 19
CONTINUED

BOROUGHS / UNIFIED MUNICIPALITIES	POP.	FULL VALUE DETERMINATION ($)	PER CAP VALUE ($)	G.O. DEBT ($)	PER CAP DEBT ($)
KODIAK ISLAND	**15,535**	**737,468,500**	**47,471**	**13,735,000**	**884**
Kodiak	7,229	465,395,500	64,379	940,000	130
LAKE and PENINSULA	**1,668**	**66,352,000**	**39,779**	**0**	**0**
MATANUSKA-SUSITNA	**41,797**	**1,825,598,920**	**43,678**	**97,841,082**	**2,341**
Palmer	3,008	108,007,400	35,907	1,298,000	432
NORTH SLOPE	**8,288**	**12,493,618,660**	**1,507,435**	**820,607,686**	**99,012**
NORTHWEST ARCTIC	**6,113**	**351,181,100**	**57,448**	**0**	**0**
SITKA	**8,588**	**492,698,800**	**57,371**	**26,393,225**	**3,073**

TABLE 19
CONTINUED

CITIES	POP	FULL VALUE DETERMINATION ($)	PER CAP VALUE ($)	G.O. DEBT ($)	PER CAP DEBT ($)
BETHEL	4,674	180,576,300	38,634	165,000	35
CORDOVA	2,504	148,800,860	59,425	1,285,000	513
CRAIG	1,637	50,794,100	31,029	0	0
DELTA JUNCTION	736	31,081,000	42,230	0	0
DILLINGHAM	2,017	123,842,000	61,399	218,000	108
EAGLE	168	7,972,800	47,457	0	0
GALENA	833	19,965,100	23,968	0	0
HOONAH	795	22,813,100	28,696	0	0
HOOPER BAY	845	5,618,100	6,649	0	0
HYDABURG	384	5,736,300	14,938	0	0
KAKE	700	16,951,200	24,216	0	0
KLAWOCK	758	11,993,800	15,823	0	0
NENANA	504	15,150,700	30,061	1,992,230	3,953
NOME	4,559	130,773,500	28,685	4,984,500	1,093
PELICAN	265	13,651,000	51,513	0	0
PETERSBURG	3,680	180,170,200	48,959	6,776,000	1,841
ST. MARY'S	441	4,459,300	10,112	0	0
SKAGWAY	692	63,040,300	91,099	721,000	1,042
TANANA	407	11,245,600	27,630	0	0
UNALASKA	3,450	252,148,480	73,087	11,269,590	3,267
VALDEZ	4,360	1,209,200,660	277,340	53,370,000	12,241
WHITTIER	279	19,803,750	70,981	0	0
WRANGELL	2,479	134,546,700	54,275	9,841,000	3,970
YAKUTAT	534	21,548,100	40,352	0	0

SUMMARY *

	POP	FULL VALUE DETERMINATION ($)	PER CAP VALUE ($)	G.O. DEBT ($)	PER CAP DEBT ($)
CITIES	37,701	2,681,882,950	71,136	90,622,320	3,134
STATE OF ALASKA	579,659	40,933,544,940	70,617	213,032,000	368
BOROUGHS / UNIFIED MUNICIPALITIES	489,080	35,765,844,410	73,129	1,764,217,692	3,607
TOTAL	579,659	40,933,544,940	70,617	2,067,872,012	3,567

* Does not include any value for unincorporated areas of the state nor for second class cities that do not levy property tax and are under 750 in population.